

**RUSH
WITT &
WILSON**



44 Endeavour Way, Hastings, East Sussex TN34 3FA
Offers In Excess Of £229,950

Recently constructed, a fine example of a three bedroom end of terraced family home enjoying generous gardens to side and rear. The property is situated in a highly sought after cul-de-sac affording ease of access to schooling for all age groups, local bus routes into Hastings town centre with its mainline railway station. The property benefits from a recently fitted kitchen and bathroom, double glazing and gas fired central heating. The accommodation offers an entrance hall, cloakroom/wc, open plan lounge/kitchen/dining room, to the first floor three well appointed bedrooms and a modern bathroom/wc. Found in excellent decorative order throughout and likely to appeal to a wide range of buyers, early viewings are strongly encouraged via appointed agents Rush Witt & Wilson.



Entrance Hall

Entrance door to front, tiled flooring, doors off to the following:

Cloakroom/WC

Low level; wc, wash hand basin set into vanity unit, tiled floor, part tiled walls, extractor fan.

Lounge Area

13'3 x 12'8 (4.04m x 3.86m)
Double glazed French doors to rear leading out to the garden with adjacent windows, understairs storage cupboard, downlights, radiator, telephone point, tv aerial point.

Kitchen Area

13'3 x 9'3 (4.04m x 2.82m)
Double glazed window to front, stairs rising to the first floor, modern range of matching wall and base units with work, surfaces over, inset four ring electric hob with extractor above and oven set below, integrated dishwasher and washing machine, space for American style fridge/freezer, sink unit with side drainer and mixer tap, tiled floor, downlights, radiator, space for table and chairs.

First Floor

Landing

Light tunnel, doors off to the following:

Bedroom One

14'9 x 9'4 (4.50m x 2.84m)
Double glazed windows to front, radiator, carpet as laid.

Bedroom Two

10' x 6'6 (3.05m x 1.98m)
Double glazed window to rear, radiator, carpet as laid.

Bedroom Three

7'6 x 6'2 (2.29m x 1.88m)
Double glazed window to rear, radiator, access to loft space, carpet as laid.

Bathroom

Double glazed opaque window to side, panel enclosed bath with mixer tap and shower spray attachment, low level wc, pedestal wash hand basin, tiled walls and floor, laddered heated towel rail.

Outside

Allocated Parking

Allocated parking for one vehicle, area of visitors parking.

Rear Garden

Area of raised decking with steps leading down to an area of lawn that extends to the side of the property, enclosed with close board timber fencing, garden shed.

Agents Note

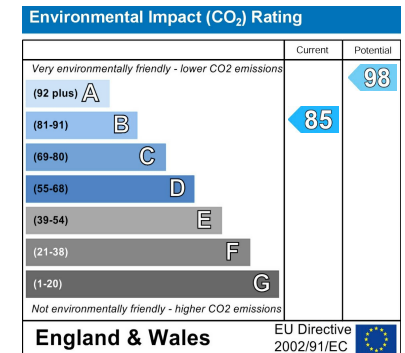
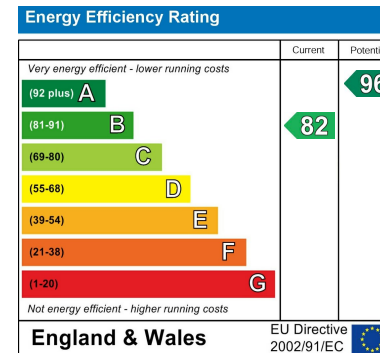
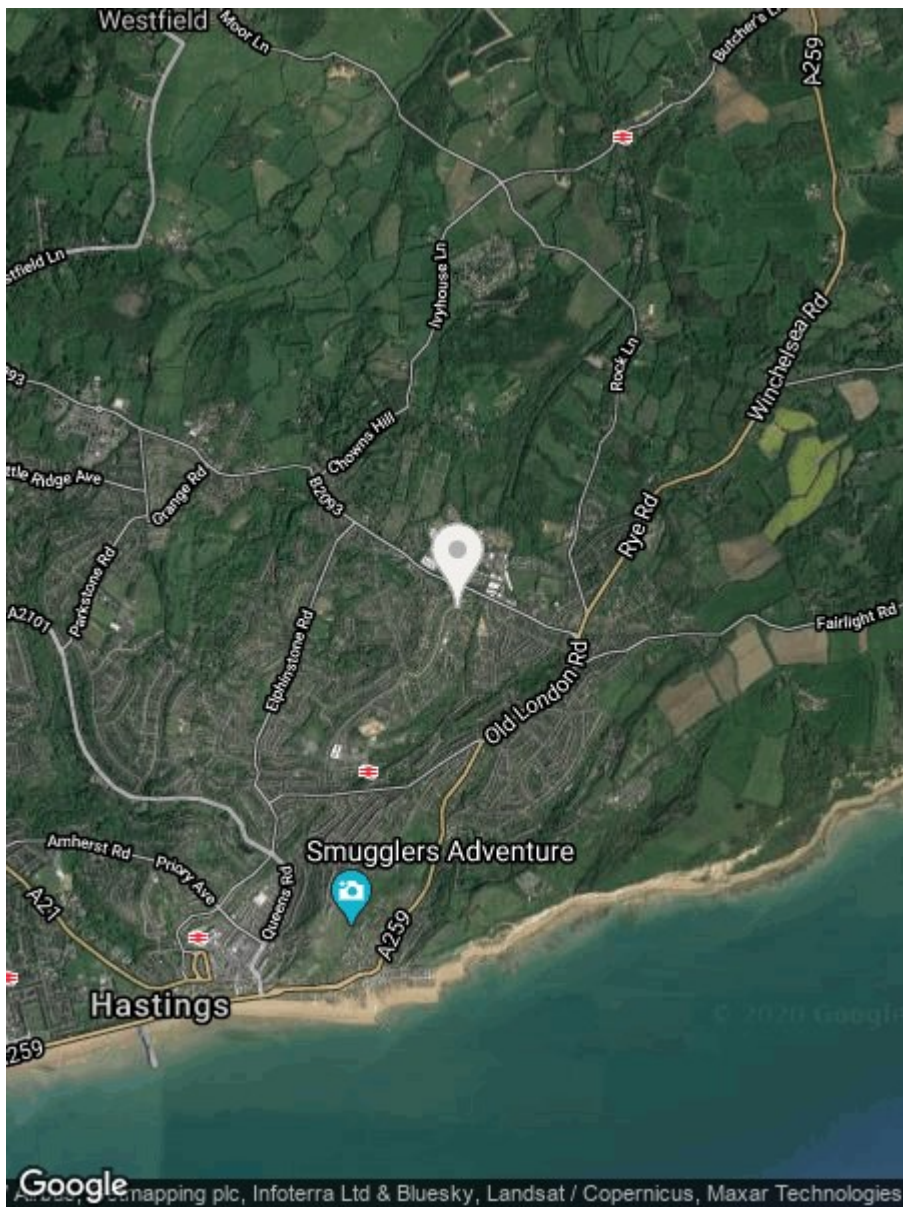
There is a current annual charge of £205 for maintenance of the communal green areas.

None of the services or appliances mentioned in these sale particulars have been tested.

It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.







**RUSH
WITT &
WILSON**

**Residential Estate Agents
Lettings & Property Management**



**Rother House Havelock Road
Hastings
East Sussex
TN34 1BP
Tel: 01424 442443
hastings@rushwittwilson.co.uk
www.rushwittwilson.co.uk**