

**RUSH
WITT &
WILSON**



36 Grange Avenue, Hastings, Sussex TN34 2QQ
Offers In Excess Of £340,000

This attractive two bedroom detached bungalow is brought to market with no onward chain and is situated within a highly requested road with amenities, local transport links, conquest hospital and Alexandra park found close by. The property offers a long driveway, and level gardens to front and rear. Inside the property has new carpets together with double glazing and gas central heating with light and bright accommodation comprising entrance hall, inner hallway, triple aspect lounge/diner, double aspect kitchen, two bedrooms, a rear conservatory that leads onto the garden and a front facing shower room w/c. Externally the property is well set back from the roadside with a 60ft driveway that leads to a garage and sloped pathway leading to the front door. The rear garden enjoys the sun with a private aspect, side access and space for greenhouse and shed with a brick outbuilding. Offered for sale with vacant possession early viewings are encouraged as property within the road is extremely popular.



Entrance Hall

Double glazed entrance door to front with adjacent double glazed window, storage cupboard, multi paned leading through to:

Living Room

17'5 x 11'5 (5.31m x 3.48m)

A light bright double aspect room with full height double glazed windows to front and two further double glazed opaque windows to side, coved ceiling, dado rail, modern carpet as laid, electric fire with decorative mantel, tv aerial point, access through to:

Dining Area

8'4 x 6'5 (2.54m x 1.96m)

Double glazed picture style window to rear with views onto the garden, coved ceiling, dado rail, modern carpet as laid.

Inner Hallway

Built in airing cupboard housing hot water tank, doors off to the following:

Kitchen

10'6 x 9' (3.20m x 2.74m)

Double aspect with double glazed window to front and double glazed door to side, range of matching wall and base units with work surfaces over, sink unit with side drainer, wall mounted boiler, space and plumbing for washing machine, space for freestanding cooker, space for freestanding fridge and freezer, additional shelved cupboards, laminate flooring, part tiled walls.

Bedroom One

12'10 x 10'5 (3.91m x 3.18m)

Double glazed window to rear, range of fitted bridge style wardrobes with eye level cupboards, radiator, carpet as laid.

Bedroom Two

12'11 x 7'10 (3.94m x 2.39m)

Double glazed window and door to rear connecting the rear conservatory (described later), carpet as laid, radiator, coved ceiling.

Conservatory

8'2 x 6'6 (2.49m x 1.98m)

A nice addition to the property being double glazed to three sides providing views onto the garden with double glazed door providing access to the rear garden, vinyl flooring.

Shower Room/WC

7'1 x 6'2 (2.16m x 1.88m)

Double glazed opaque window to front, shower cubicle with wall mounted Mira shower, vanity wash hand basin with cupboards set below, low level wc, fully tiled walls, shaver socket point, extractor fan, radiator, towel rail.

Outside

Front Garden

Externally to the front the property offers an expansive front garden which is in principle laid to lawn with attractive flower bed borders and attractive hedgerows with a brick boundary, outside light, gated side access. There is a long 60' (18.29m) driveway providing ample off road parking for multiple vehicles, sloped pathway with handrail being wheelchair user friendly affording ease of access to the front of the property.

Garage

Up and over door, courtesy door to rear.

Rear Garden

The garden enjoys the sun for the majority of the day and has a patio area to the immediate rear,

area of lawn, concrete pathway, further area of patio, enclosed with close board timber fencing and mature shrubs, greenhouse, garden shed, brick built outbuilding behind the garage with power and fitted shelving. There is a covered side entrance that is accessed from the side of the property with access to the kitchen, outside water tap, outside lighting.

Agents Note

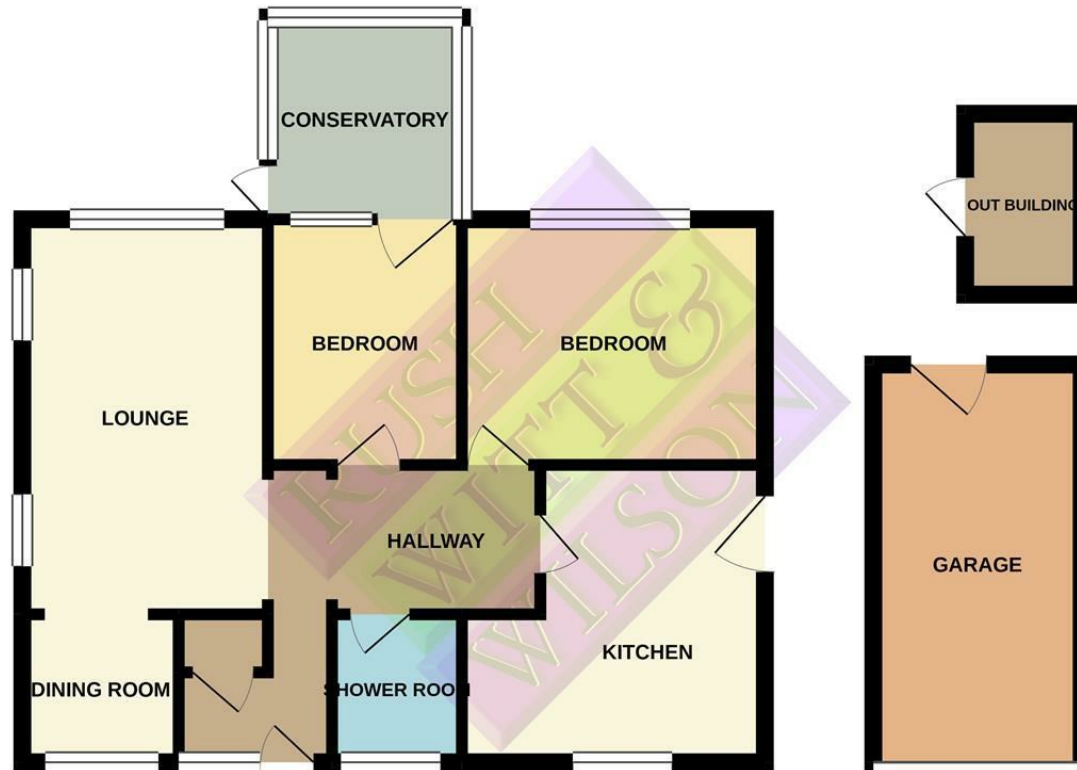
None of the services or appliances mentioned in these sale particulars have been tested.

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.

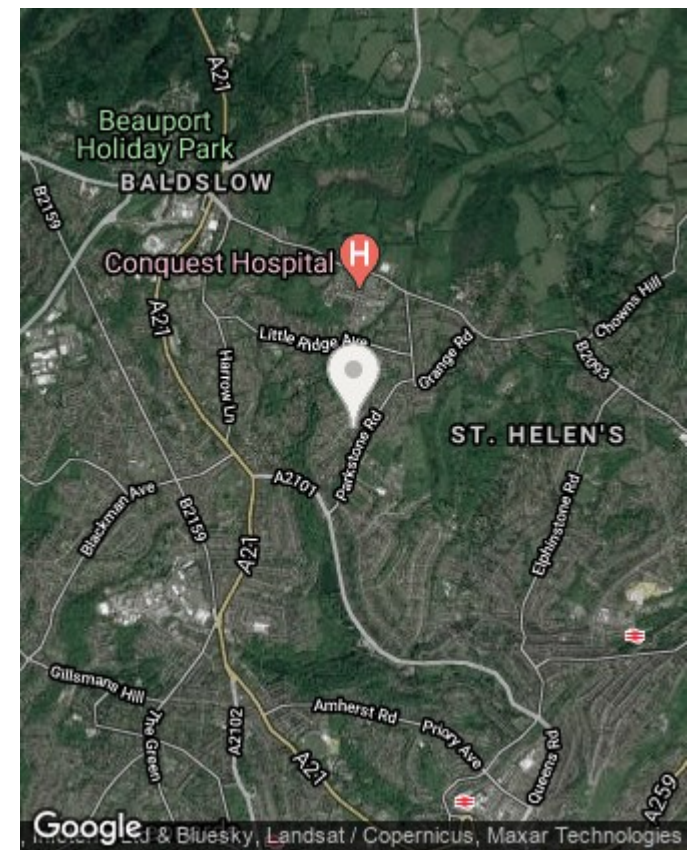




GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
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Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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