



**194. Rye Road,
Hastings, East Sussex TN35 5DD
£189,950**

Rush Witt & Wilson welcome to the market this three bedroom semi detached house situated within walking distance of amenities in Ore Village, local schools and convenient bus routes. The accommodation comprises entrance hall, open plan lounge with separate dining area, kitchen and to the first floor three well proportioned bedrooms, shower room and a separate wc. Offered for sale with no onward chain, double glazing, gas fired central heating, gardens to front and rear with elevated countryside views, early internal viewings come highly recommended via appointed sole agents Rush Witt & Wilson.

Entrance Hall

Double glazed upvc entrance door, carpet as laid, carpeted stairs rising to the first floor, understairs storage cupboard, telephone point, inset storage cupboard, double glazed opaque window to side, shelving, meters.

Lounge

13' x 9' (3.96m x 2.74m)

Open plan lounge/diner with the lounge area affording a double glazed window to front, tiled fireplace housing a gas fire, carpet as laid, radiator, picture rail, interconnecting directly through to:



Dining Room

12' x 10'3 (3.66m x 3.12m)

Double glazed window to rear with a pleasant aspect onto the rear garden, further tiled fireplace housing a gas fire, fitted cupboard and shelving to the chimney recess, continuation of the carpet, serving hatch to the kitchen, picture rail.



Kitchen

9' x 8'8 (2.74m x 2.64m)

Double glazed window to side, double glazed door to side, range of wall and base units with work surfaces over, sink unit with side drainer, space and plumbing for washing machine, space for cooker, space for tumble dryer, radiator, space for freestanding fridge/freezer, vinyl flooring.



First Floor

Landing

Double glazed window to side enjoying far reaching townscape views towards the sea, radiator, access to loft space, doors off to the following:

Bedroom One

12'6 x 11'4 (3.81m x 3.45m)

Double glazed window to front enjoying elevated countryside views, picture rail, wardrobe to the chimney recess, radiator, carpet as laid.



Bedroom Two

10'2 x 8'9 (3.10m x 2.67m)

Double glazed window to rear with an elevated view onto the rear garden, radiator, carpet as laid, picture rail, inset airing cupboard housing hot and cold water tanks with slatted shelves.



Bedroom Three

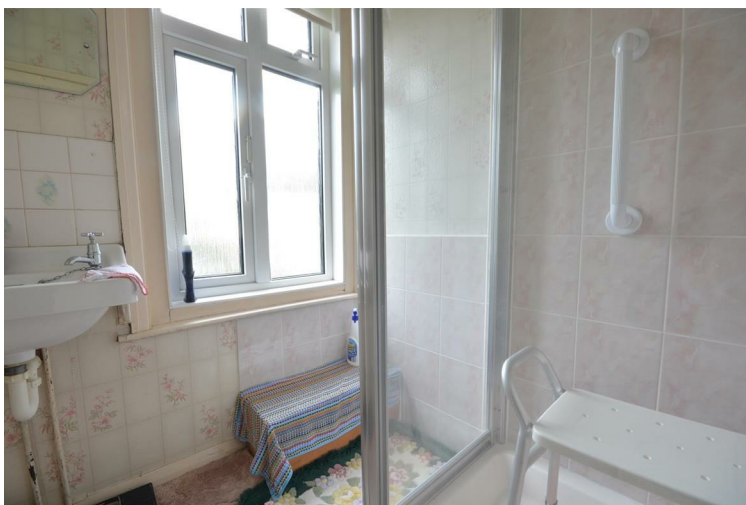
8'1 x 7'9 (2.46m x 2.36m)

Double glazed window to front enjoying elevated countryside views, carpet as laid, picture rail.



Shower Room

double glazed opaque window to rear, enclosed shower cubicle with screen door, wall mounted electric shower and tiled walls, wash hand basin.



Separate WC

Double glazed opaque window to side, low level wc.

Outside

Front Garden

Externally to the front the property offers an area of lawn, planted flower beds and shrubs, boundary wall, steps and handrail lead to the front door, side access to:

Rear Garden

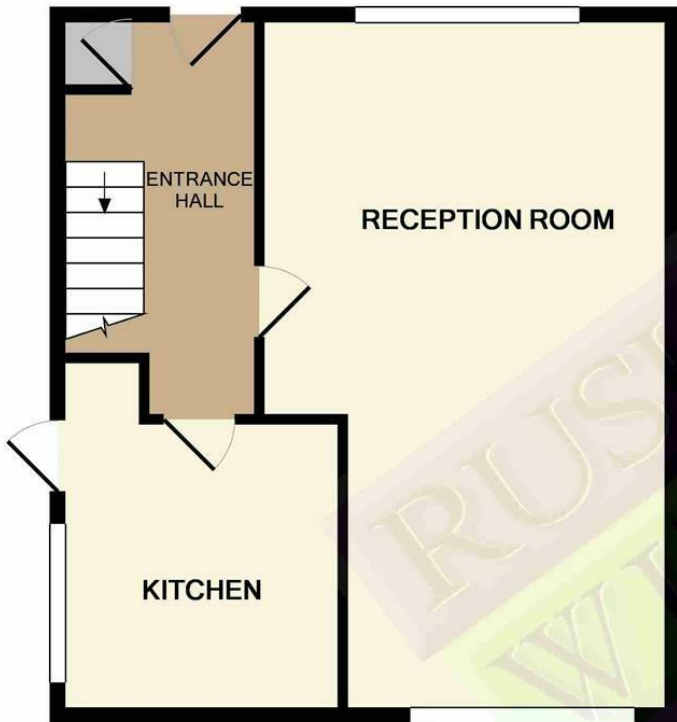
Patio area to the immediate rear, steps lead up to an area of lawn with planted shrubs, enclosed by fencing.



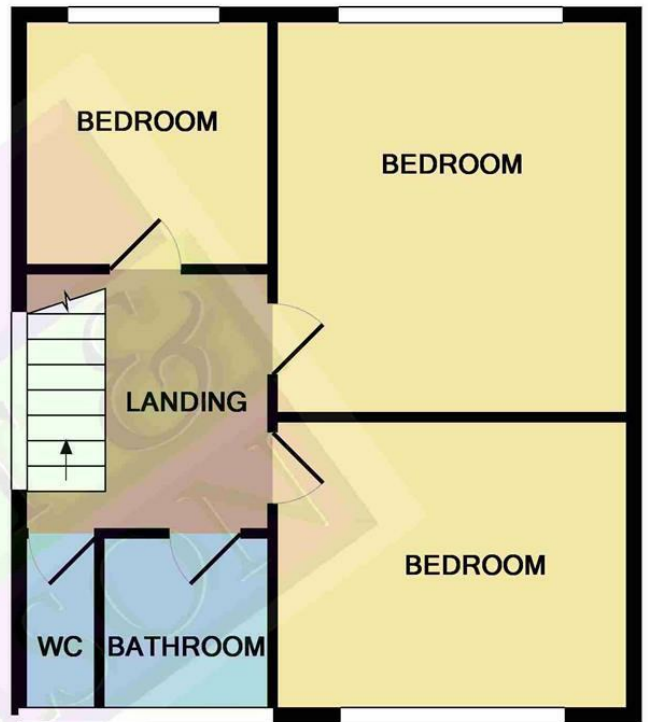
Agents Note

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
APPROX. FLOOR
AREA 415 SQ.FT.
(38.6 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 415 SQ.FT.
(38.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 831 SQ.FT. (77.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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