RUSH WITT & WILSON

Residential Estate Agents
Lettings & Property Management

www.rushwittwilson.co.uk

7 Knowle Road,
Hastings, East Sussex TN35 4AT
Offers In Excess Of £400,000

This charming link-detached bungalow that offers full double glazing, gas central heating and a large rear garden. Situated in the village of Fairlight the property is close to Knowle Woods, the nearby bus stop on Waites Lane connects to the neighbouring towns of Hastings and Rye with the village offering a village store and post office as well as coastal and countryside walks with access to Hastings Country Park. The accommodation offers an entrance porch, entrance hall, charming lounge/diner with feature fireplace with views over the rear garden, fitted kitchen, three well proportioned bedrooms and a bath/shower room with separate wc. Delightful gardens are found to front and rear together with generous parking and a garage. Viewings are highly recommended via appointed sole agents Rush Witt & Wilson.

Entrance Porch
Upvc entrance door, upvc door leading through to:

Entrance Hall
Carpet as laid, radiator, access to loft space, storage cupboard, airing cupboard housing hot water cylinder, doors off to the following:

Lounge/Diner
25'8 x 12'3 (7.82m x 3.73m)
Two double glazed windows to rear, upvc French doors to rear providing views and access onto the rear garden, coved ceiling, carpet as laid,radiators, tv point, feature fireplace housing an inset gas fire

Kitchen
9'5 x 8'4 (2.87m x 2.54m)
Double glazed window to side, upvc door to side, range of matching wall and base units with work surfaces over, sink unit with side drainer, space for gas cooker, space and plumbing for washing machine, space for fridge/freezer, wall mounted boiler, part tiled walls, radiator, vinyl flooring, serving hatch to the lounge/diner.

Bedroom One
15'5 x 11'6 (4.70m x 3.51m)
Double aspect with double glazed bay window to front and double glazed window to side, coved ceiling, radiator, carpet as laid.

Bedroom Two
11' x 9'1 (3.35m x 2.77m)
Double glazed window to side, radiator, coved ceiling, carpet as laid.

Bedroom Three
9'6 x 7'3 (2.90m x 2.21m)
Double glazed window to front, coved ceiling, carpet as laid.

Bath/Shower Room
Double glazed opaque window to side, panel enclosed bath, pedestal wash hand basin, separate shower tray with wall mounted shower control and ceiling hung curtain rail, part tiled walls, carpet as laid.

Separate WC
Double glazed opaque window to side, low level wc, carpet as laid.

Outside

Front Garden
Area of lawn, pathway leading to gated side access, driveway providing ample off road parking leading to:

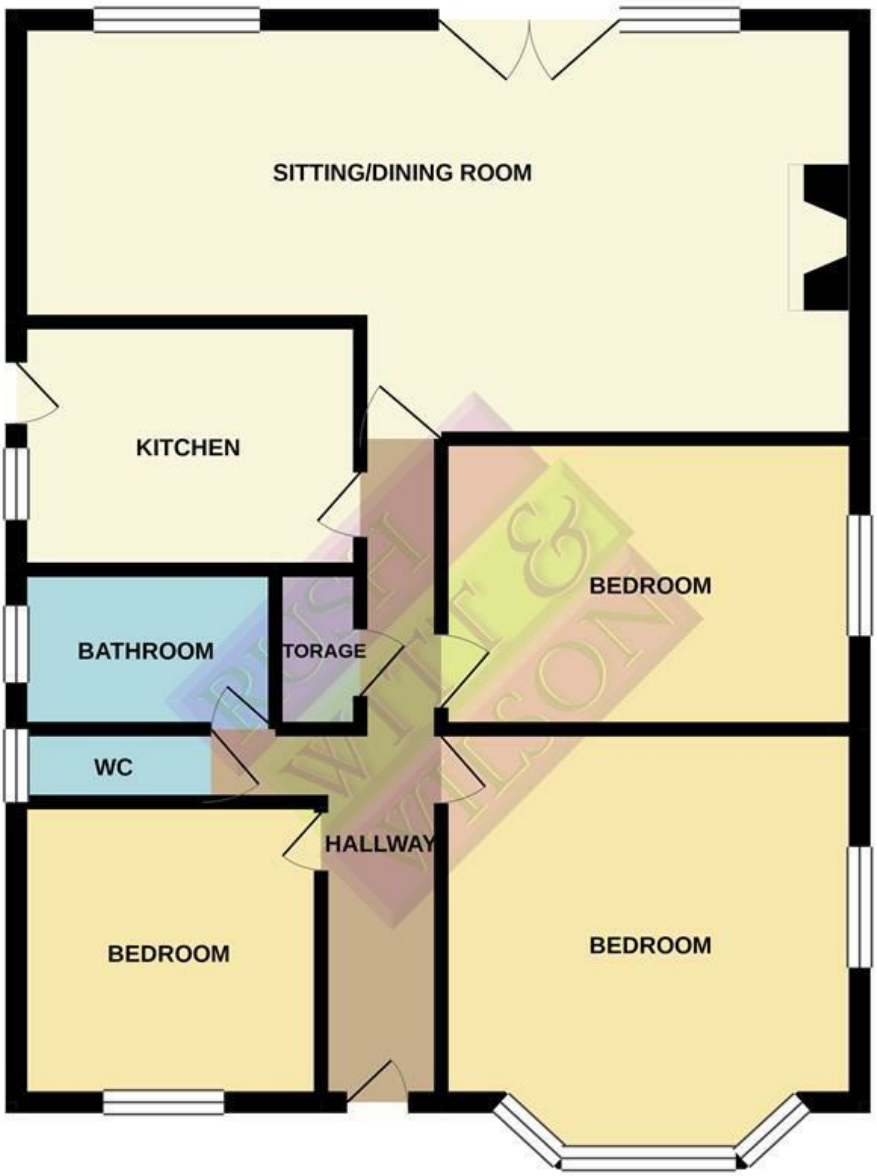
Garage
Up and over door, courtesy door to the rear garden.

Rear Garden
Patio area to the immediate rear, courtesy door to the garage, outside tap, steps lead up to an expansive area of lawn with decorative shrubs and trees to the boundaries, enclosed to the sides and rear, gated side access.

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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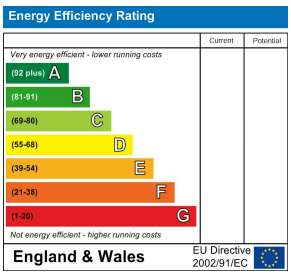

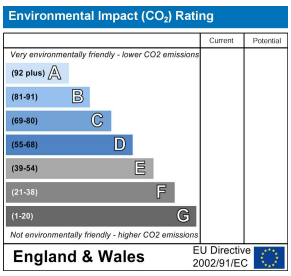

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