



ESTATE AGENTS

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Offers In Excess Of £395,000

An exciting opportunity has arisen to acquire this BEAUTIFULLY PRESENTED 1930's SEMI DETACHED FAMILY HOME located in this highly sought-after and RARELY AVAILABLE position directly opposite the picturesque Alexandra PARK.

The property offers beautifully presented and SPACIOUS ACCOMMODATION arranged over two floors which comprises an entrance porch, entrance hallway, lounge, DINING ROOM, kitchen, CONSERVATORY, DOWNSTAIRS WC/ UTILITY ROOM in addition to a GARAGE and WORKSHOP. To the first floor there are THREE GOOD SIZED BEDROOMS and a family bathroom. To the rear of the property is a PRIVATE AND SECLUDED LARGE REAR GARDEN which is predominantly level, whilst to the front is OFF ROAD PARKING for multiple vehicles in addition to a front lawn.

The property is conveniently located directly opposite the picturesque Alexandra Park and also within close proximity to Hastings town centre and comes highly recommended for those seeking a lovely home in this highly sought-after location.

Please call the owners sole agent now to book your immediate viewing to avoid disappointment.

PRIVATE FRONT DOOR

Leading to:

ENTRANCE PORCH

Double glazed windows to front and side aspects, door to:

SPACIOUS ENTRANCE HALLWAY

High vaulted ceilings, stairs rising to upper floor accommodation, under stairs storage cupboard, exposed wooden floorboards, stain glass window to front aspect, radiator, open plan to:

KITCHEN

11'9 x 7'11 (3.58m x 2.41m)

Comprising a range of eye and base level units with worksurfaces over, four ring gas hob with extractor above, part tiled walls, integrated oven and grill, integrated fridge freezer, double glazed window to rear aspect enjoying a pleasant outlook over the garden, cupboard housing wall mounted gas fired boiler, open plan to:

LOUNGE

12'2 x 11'4 (3.71m x 3.45m)

Exposed wooden floorboards, double glazed doors opening to conservatory, double glazed window to rear aspect, radiator, picture rail, open plan to:

DINING ROOM

10'3 plus bay x 11'5 (3.12m plus bay x 3.48m)

Double glazed bay window to front aspect, feature log burner, exposed wooden floorboards, television point, picture rail, radiator.

CONSERVATORY

12' x 8'2 (3.66m x 2.49m)

Double glazed double doors opening to the patio area of the garden, double glazed window to rear aspect enjoying a pleasant outlook over the garden, double glazed window to side aspect, stain glass window to side aspect, radiator.

DOWNSTAIRS WC/ UTILITY

Space and plumbing for washing machine, worksurface, dual flush wc, wash hand basin, part tiled walls, frosted door providing access to the garage.

FIRST FLOOR LANDING

Double glazed obscured window to side aspect, loft hatch, picture rail.

BEDROOM

13'10 max x 11'5 (4.22m max x 3.48m)

Double glazed bay window to front aspect, picture rail, radiator.

BEDROOM

12'4 x 10'8 (3.76m x 3.25m)

Double glazed window to rear aspect enjoying a pleasant outlook over the garden, picture rail, radiator.

BEDROOM

7'9 x 8'6 max (2.36m x 2.59m max)

Double glazed window to rear aspect with a pleasant outlook over the garden, built in storage cupboard, radiator.

BATHROOM

Panelled bath with mixer tap, electric shower over bath, wash hand basin, ladder style heated towel rail, double glazed obscured windows to side aspect.

OUTSIDE - FRONT

Providing off road parking for multiple vehicles, small area of lawn with a range of mature trees and shrubs, access to:

GARAGE

24' x 7'2 (7.32m x 2.18m)

Garage door to front aspect, door to side aspect providing access onto the garden, further doors to:

WORKSHOP

12'4 x 7'9 (3.76m x 2.36m)

Windows to side and rear aspects.

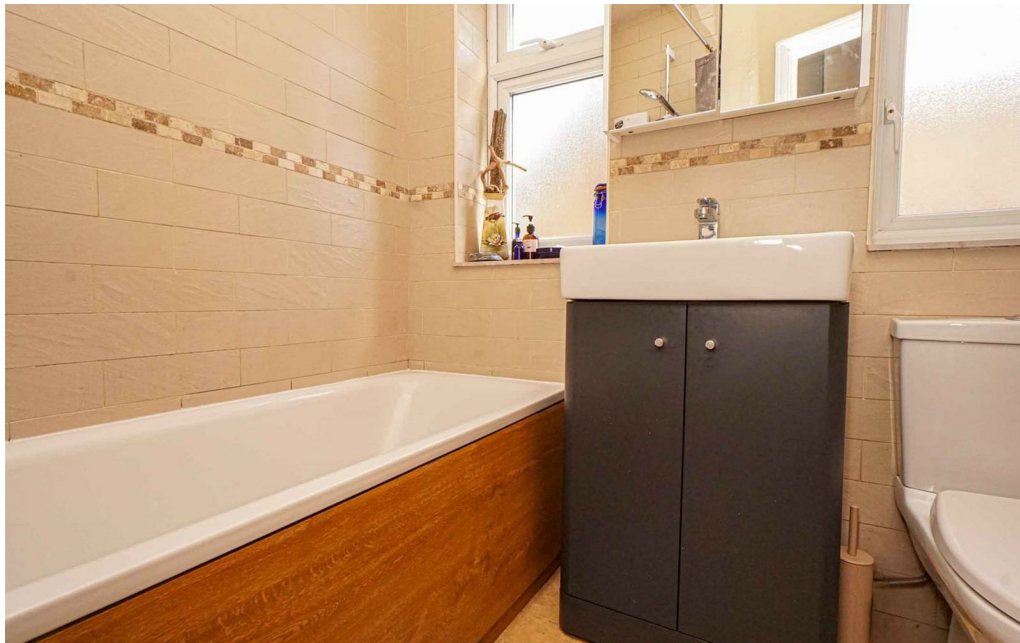
REAR GARDEN

A particular feature of the property, offering a private and secluded large space being predominantly level. There is a patio area being ideal for entertaining, large area of lawn and a decked area ideal for seating and entertaining.

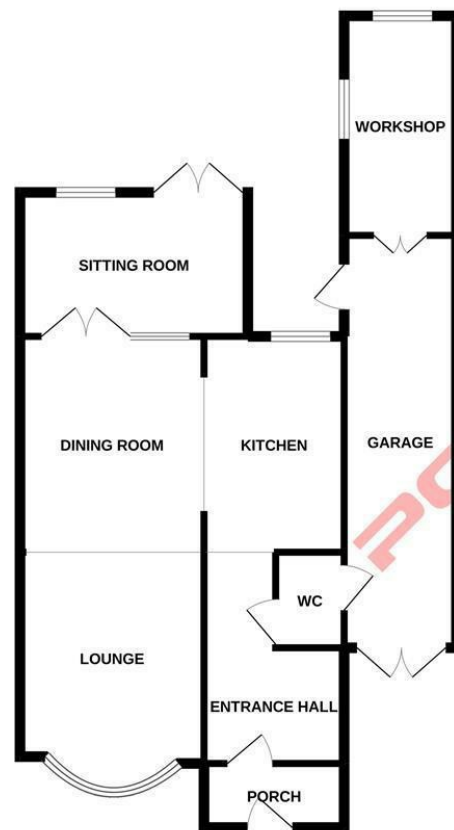
Council Tax Band: C



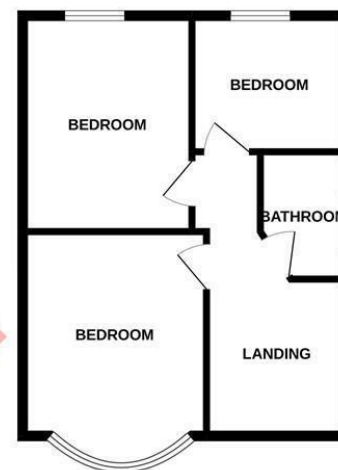




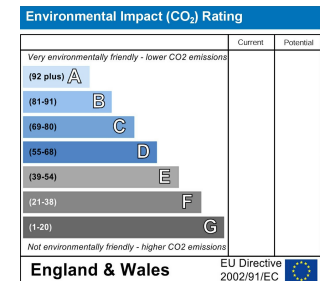
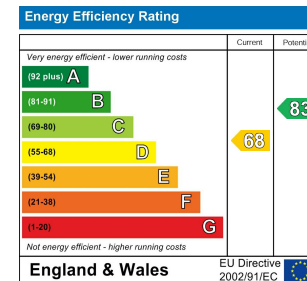
GROUND FLOOR



1ST 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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