



Droxters, Butchers Lane, Hastings, TN35 4NH

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Price £400,000

A THREE DOUBLE BEDROOMED DETACHED HOUSE located in this highly sought-after and RARELY AVAILABLE SEMI-RURAL road in the sought-after village of THREE OAKS, offered to the market CHAIN FREE. The property is set back from the road and enjoys a GENEROUS FRONTAGE with AMPLE OFF ROAD PARKING.

Inside, the accommodation is IN NEED OF MODERNISATION but is incredibly spacious throughout and offers huge potential. Accommodation currently comprises a porch, entrance hallway, 23ft L SHAPED DUAL ASPECT LIVING ROOM with vaulted ceiling, kitchen, SEPARATE WC, first floor landing, THREE DOUBLE BEDROOMS all of which enjoy a PLEASANT OUTLOOK to the rear over neighbouring fields and a BALCONY located off the landing. Externally the property enjoys a LARGE FRONTAGE being set back from the road in addition to an ENCLOSED REAR GARDEN backing onto fields.

Please call PCM Estate Agents now to book your viewing to avoid disappointment.

PRIVATE FRONT DOOR

Leading to:

ENTRANCE PORCH

Door leading to:

HALLWAY

Spacious storage/ cloaks cupboard, door to:

LOUNGE-DINER

23'2 narrowing to 12'3 x 21'3 narrowing to 10' (7.06m narrowing to 3.73m x 6.48m narrowing to 3.05m)

Spacious L shaped room, dual aspect with double glazed French doors to front aspect, window to front aspect, window and sliding doors to rear aspect leading out to the garden, vaulted ceiling, stairs rising to upper floor accommodation, three radiators, feature fireplace, dining area offering ample space for seating and entertaining, door leading to:

KITCHEN

11'11 max x 9'11 (3.63m max x 3.02m)

Comprising a range of eye and base level units with worksurfaces over, space

for appliances, inset sink with mixer tap, window to rear aspect, door to side aspect, storage cupboard housing boiler.

REAR PORCH

Leading to:

WC

Wash hand basin, wc, obscured window to rear aspect, radiator.

FIRST FLOOR LANDING

Airing cupboard, door to front aspect leading out to the balcony with balustrades to front and side aspects.

BEDROOM

12'2 x 11'6 (3.71m x 3.51m)

Windows to front and rear aspects overlooking fields, radiator.

BEDROOM

8'8 x 8'1 (2.64m x 2.46m)

Window to rear aspect overlooking fields, radiator.

BEDROOM

10'2 x 9'11 (3.10m x 3.02m)

Window to rear aspect overlooking fields, radiator, storage cupboards.

BATHROOM

7'5 x 5'7 (2.26m x 1.70m)

Panelled bath with shower attachment, wash hand basin, wc, part tiled walls, heated towel rail, double glazed obscured window to rear aspect.

OUTSIDE - FRONT

The property is set back from the road and enjoys a generous frontage, the front garden is mainly laid to lawn and also features a range of mature shrubs and trees, driveway providing off road parking for multiple vehicles leading to:

GARAGE

Up and over door, window to side aspect, personal door to rear aspect.

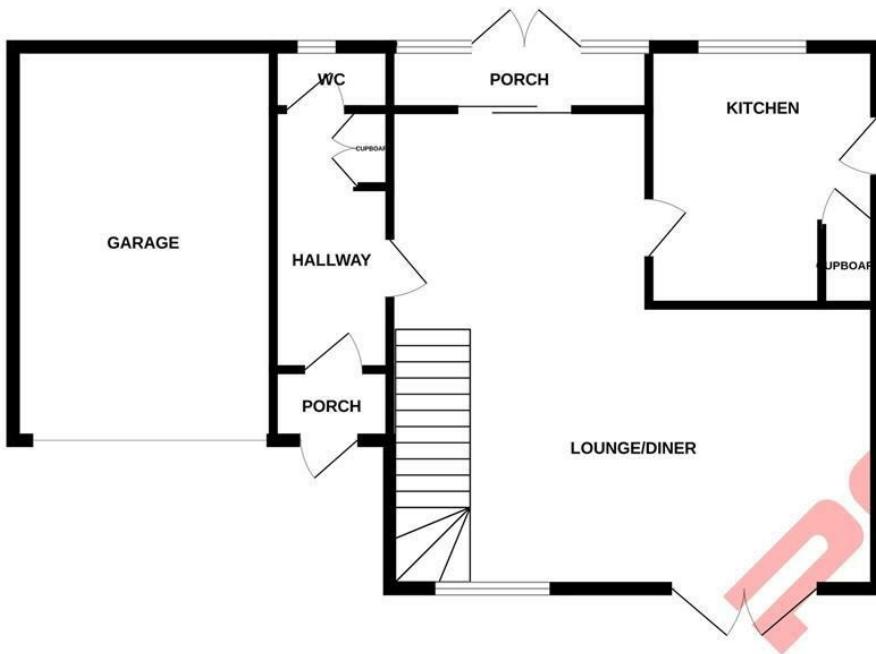
REAR GARDEN

Private and enclosed, patio area abutting the property, backing onto fields.

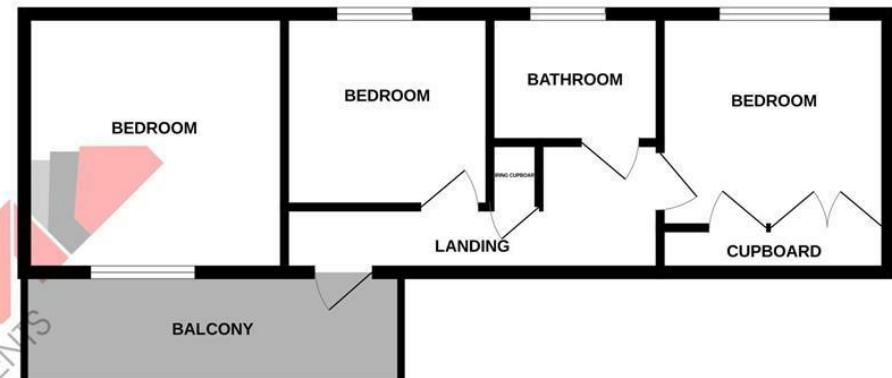
Council Tax Band: E



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		96
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		45
(1-20)	G		
Not energy efficient - higher running costs			
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		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			

PCM endeavour to maintain accurate depictions of properties in Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection. PCM have not tested any services, appliances, equipment or facilities, and nothing in these details should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise.