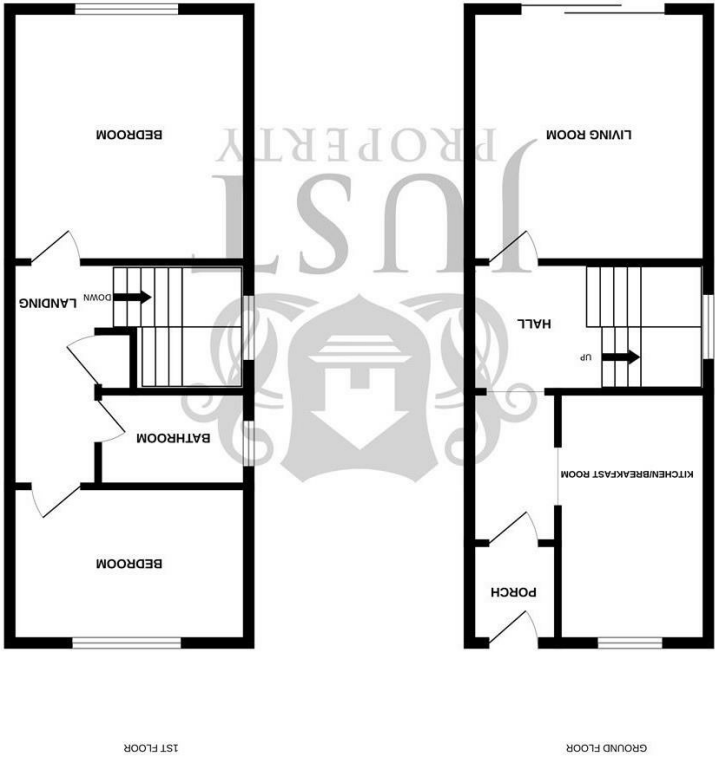
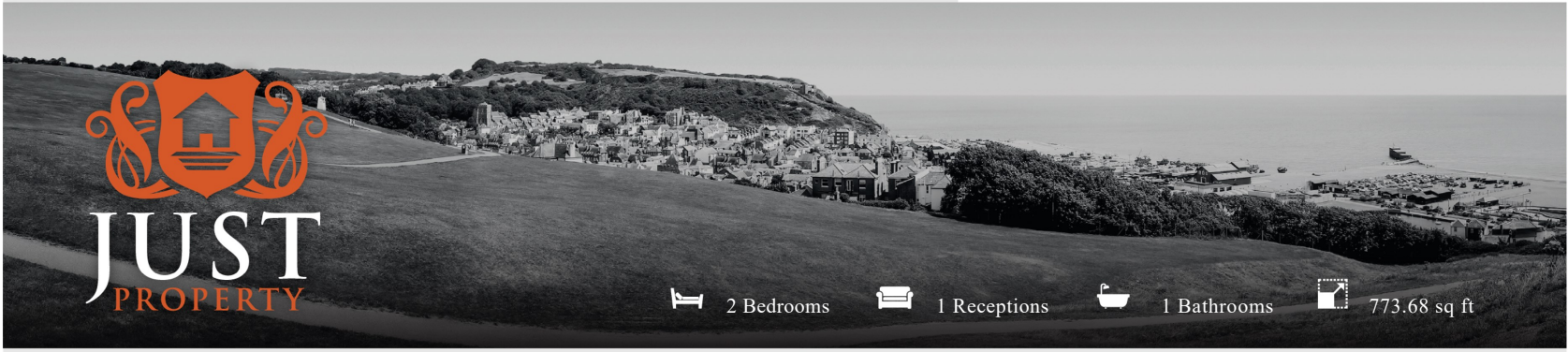




| England & Wales                             |           |           |
|---------------------------------------------|-----------|-----------|
| EU Directive 2002/91/EC                     |           |           |
|                                             | Current   | Potential |
| Very energy efficient - lower running costs |           |           |
| A                                           | (92 plus) |           |
| B                                           | (81-91)   |           |
| C                                           | (69-80)   |           |
| D                                           | (55-68)   |           |
| E                                           | (39-54)   |           |
| F                                           | (21-38)   |           |
| G                                           | (1-20)    |           |
| Not energy efficient - higher running costs |           |           |



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447B The Ridge, Hastings, TN34 2RT

Freehold

£295,000





Freehold

£295,000



2 Bedrooms



1 Receptions



1 Bathrooms



773.68 sq ft

## PROPERTY DETAILS

A well-presented two bedroom house situated in a convenient location on The Ridge, Hastings, offering comfortable accommodation arranged over two floors together with off road parking and a generous rear garden.

The accommodation is approached via an entrance porch which opens into a spacious hallway with stairs rising to the first floor and useful understairs storage. The kitchen/breakfast room measures approximately 12'9" x 7'8" and is fitted with a range of matching wall and base units with space for a breakfast table.

To the rear is the living room, measuring approximately 12'10" x 11'10", enjoying a pleasant outlook over the garden with glazed sliding doors opening directly onto the patio, creating a natural extension of the living space during the warmer months.

Upstairs, the first floor landing provides access to two bedrooms, with the principal bedroom being a particularly good-sized double measuring approximately 12'10" x 11'10". The second bedroom measures approximately 11'10" x 7'7", while the family bathroom is fitted with a white suite comprising a panelled bath, wash hand basin and WC.

Outside, the property benefits from off road parking to the front, while the rear garden is a particular feature. Immediately adjoining the house is a paved patio, ideal for outside seating and entertaining, which leads onto a long area of lawn with established boundaries and a timber garden shed.

The property would make an excellent choice for a first-time buyer, small family or those looking to downsize, and viewing is highly recommended to appreciate the accommodation, garden and convenient location.

## ROOM DIMENSIONS

Front Door

Porch

Entrance Hall  
11'10" x 5'8" (3.61 x 1.75)

Kitchen Breakfast Room  
12'9" x 7'8" (3.91 x 2.36)

Living Room  
12'10" x 11'10" (3.93 x 3.61)

Under Stairs Cupboard

Stairs to Landing

Bedroom  
12'10" x 11'10" (3.93 x 3.62)

Bedroom  
11'10" x 7'7" (3.61 x 2.32)

Bathroom  
8'1" x 4'11" (2.47 x 1.50)

Patio

Rear Garden

Off Road Parking

## FEATURES

- Two Bedroom House
- Generous Rear Garden
- Off Road Parking
- Kitchen/Breakfast Room
- Living Room Opening Onto The Garden
- Two Well-Proportioned Bedrooms
- First Floor Bathroom
- Useful Understairs Storage
- Patio Seating Area
- Convenient Ridge Location

