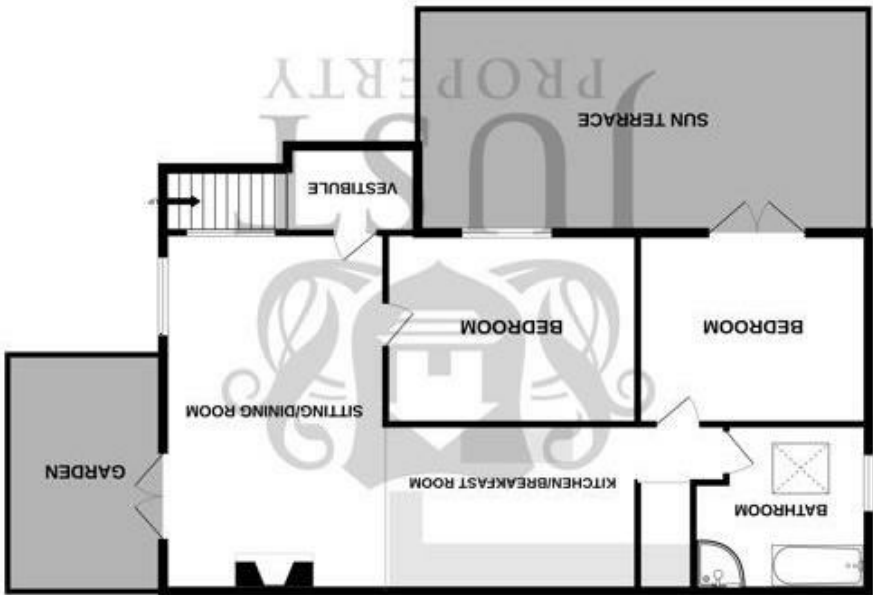




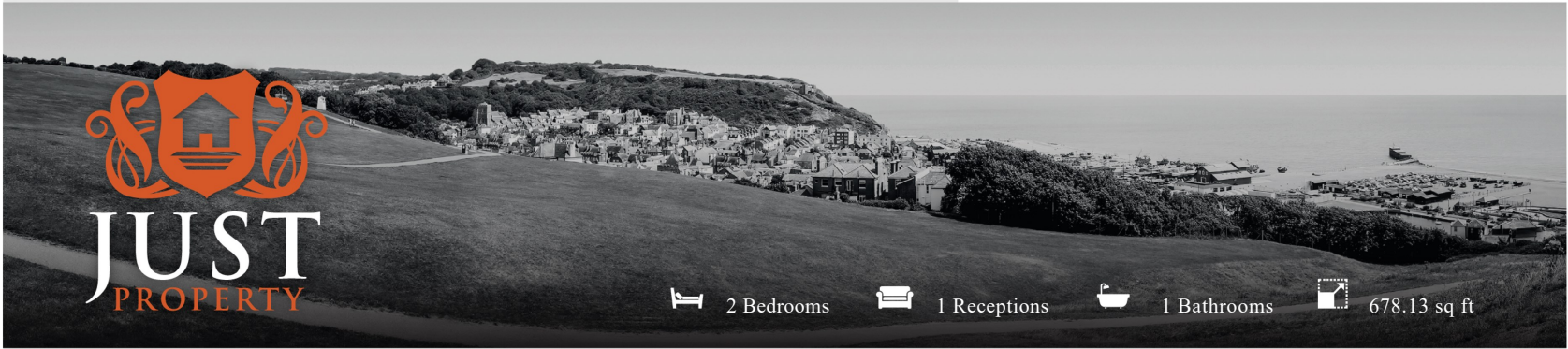
Energy Efficiency Rating		
England & Wales		
EU Directive 2002/91/EC		
1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76	Very energy 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	
	Current	
	Potential	
	67	
	76	



GROUND FLOOR



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Woodbine Cottage 2 High Wickham, Hastings, TN35 5PB

Freehold

£415,000



Woodbine Cottage 2 High Wickham, Hastings, TN35 5PB

FLOORPLANS



Freehold

£415,000



2 Bedrooms



1 Receptions



1 Bathrooms



678.13 sq ft

PROPERTY DETAILS

Coming to the market for £415,000...

Located within the highly desirable location of High Wickham, Hastings, this charming two-bedroom timber framed construction detached bungalow offers a unique opportunity for those seeking a comfortable and convenient lifestyle. The property boasts an inviting open plan living area, which is filled with an abundance of natural light, acts perfectly for both relaxation and entertaining.

With one large open plan reception room, the layout is designed to maximise space and light, creating a warm and welcoming atmosphere throughout. The two well-proportioned bedrooms provide ample accommodation, making it ideal for a small family, couples, or those looking to downsize in a popular residential area. The bath / shower room is thoughtfully designed to cater to your everyday needs.

Parking is available for one vehicle to the front, adding to the convenience of this delightful home. Situated close to Hastings Old Town, residents can enjoy easy access to a variety of local amenities, including shops, restaurants, and the beautiful coastline.

This bungalow is a rare and unique find in a popular area, and viewing is considered essential to fully appreciate its charm and potential. Whether you are looking for a new home or an investment opportunity, this property is sure to impress. Don't miss your chance to make this lovely bungalow your own.

To arrange access for a viewing contact the vendors choice of sole agents, Just Property to see all this wonderful property has to offer in person.

Council Tax Band - C

ROOM DIMENSIONS

Parking To The Front

Sun Terrace

Property Front Door

Open Plan Living Room / Dining
20'9" x 12'8" (6.332 x 3.867)

Kitchen
9'10" x 9'0" (3.011 x 2.753)

Bedroom
10'1" x 9'4" (3.077 x 2.863)

Side Patio Off The Open Plan Lounge

Bedroom With Doors Out To Sun Terrace
13'3" x 8'6" (4.050 x 2.613)

Bath / Shower Room
9'9" x 5'4" (2.99 x 1.633)

Highly Desirable Location

FEATURES

- Two Bedroom Detached Bungalow
- Highly Desirable Location, With Parking To The Front
- Timber Frame Built Bungalow, Dating Back To The 1800s
- Immaculately Presented Throughout, Credit To The Current Owner
- Recently Refurbished To A High Standard, Ready To Move Into
- Viewing Considered Essential To Appreciate The Work Carried Out
- Side & Front Garden Spaces, Enjoying The Sun All Day Round
- Situated Within Close Proximity To Hastings Old Town
- Walking Distance To The Wonderful East Hill
- Huge Investment Opportunity



Please note that we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and accordingly if there are any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.