



**Fellows Road, Hastings TN34 3TY**

**Offers in excess of £235,000**



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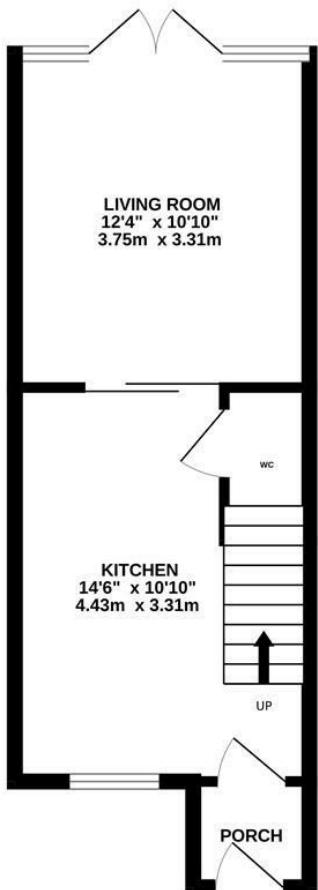


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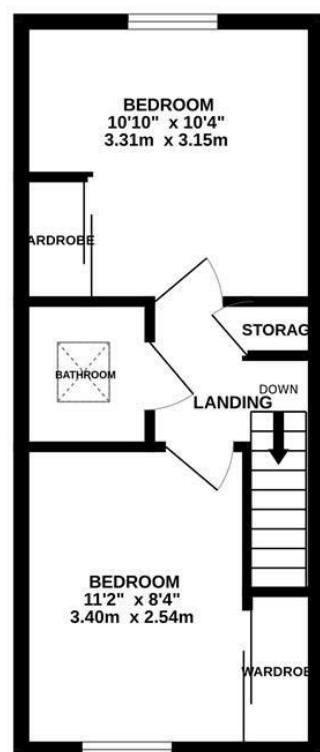


Well presented two bedroom TERRACED FAMILY HOME with OFF ROAD PARKING set in an enviable location within easy reach of local shops, good bus routes and Ore railway station. The accommodation here is arranged as a bright OPEN PLAN LIVING SPACE which enjoys double doors leading out to the rear garden and the MODERN KITCHEN is fitted to provide INTEGRATED APPLIANCES and ample storage. There is also a handy DOWNSTAIRS CLOAKROOM on this floor. The first floor houses TWO DOUBLE BEDROOMS both benefitting from BUILT-IN WARDROBES together with a STYLISH FAMILY BATHROOM. The ENCLOSED REAR GARDEN has been designed for low maintenance offering tiers of decking bordered by mature shrubs while to the front of the property there is a DRIVEWAY providing off road parking for one vehicle. Being sold with NO ONWARD CHAIN, this fantastic property would make the PERFECT FIRST TIME HOME and is not to be missed.

GROUND FLOOR  
308 sq.ft. (28.6 sq.m.) approx.



1ST FLOOR  
292 sq.ft. (27.1 sq.m.) approx.



TOTAL FLOOR AREA: 600 sq.ft. (55.7 sq.m.) approx.

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 inaccuracy. The floorplan is for guidance only and must not be used as sizing 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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