



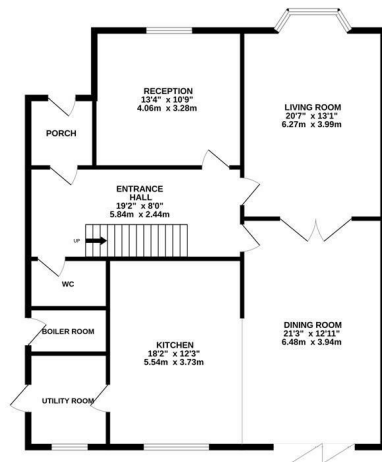
Fearon Road, Hastings TN34 2DL

Offers in excess of £700,000

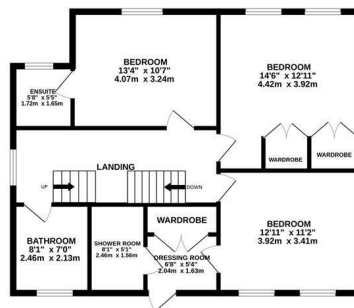


An exceptional four bedroom DETACHED FAMILY HOME situated in a FAVOURED BLACKLANDS LOCATION within easy walking distance to Alexandra Park, local schools and good bus routes. This attractive property was CONSTRUCTED IN 2014 to replicate the design of a Victorian Villa; it seamlessly combines the AESTHETICS OF A PERIOD PROPERTY with the PRACTICALITY AND WARMTH OF A NEW BUILD. Spanning three storeys, the accommodation here is beautifully presented and enjoys impressive proportions. You enter in to a welcoming porch with a large entrance hall beyond leading to a charming living room featuring a bay fronted window and brick fireplace fitted with a WOOD BURNING STOVE. The OPEN PLAN KITCHEN AND DINING SPACE spans the rear of the property measuring 25'2 x 21'3, with bi-folding doors leading out to the rear garden. The kitchen is fitted with contemporary high gloss units and has a large central island and SEPARATE UTILITY ROOM. There is an additional reception room, a handy downstairs cloakroom and the ground floor benefits from UNDERFLOOR HEATING throughout. On the first floor there are three

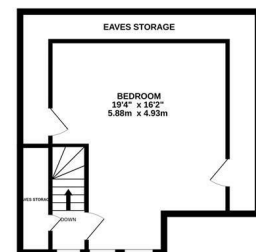
GROUND FLOOR
1206 sq.ft. (112.0 sq.m.) approx.



FIRST FLOOR
785 sq.ft. (73.0 sq.m.) approx.



1ST FLOOR
448 sq.ft. (41.5 sq.m.) approx.



TOTAL FLOOR AREA : 2439 sq.ft. (226.6 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 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 is given as to their operability or efficiency can be given.

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