



Morgay Wood Lane  
Hastings, TN35 4NF

£550,000 Freehold

Wyatt  
Hughes  
Residential Sales

# Morgay Wood Lane, Hastings, TN35 4NF

Nestled in the tranquil setting of Morgay Wood Lane, Three Oaks, Hastings, this charming detached bungalow offers a perfect blend of comfort and convenience. Spanning an impressive 1,535 square feet, the property boasts a well-thought-out layout that is ideal for both relaxation and entertaining.

The bungalow features two spacious reception rooms, providing ample space for family gatherings or quiet evenings in. With three inviting bedrooms, there is plenty of room for family members or guests, ensuring everyone has their own private space. The two bathrooms add to the practicality of the home, making morning routines and hosting visitors a breeze.

Built in 1977, this property has been well-maintained and offers a warm and welcoming atmosphere. The oil-fired central heating ensures that the home remains cosy during the cooler months, providing comfort throughout the year.

For those with vehicles, the property includes parking for up to four vehicles, a rare find that adds to the convenience of living in this lovely area. The surrounding landscape offers a peaceful retreat, making it an ideal location for those seeking a serene lifestyle while still being within reach of local amenities.

This bungalow is a wonderful opportunity for anyone looking to settle in a picturesque part of Hastings, combining spacious living with the charm of a quiet neighbourhood. Don't miss the chance to make this delightful property your new home.

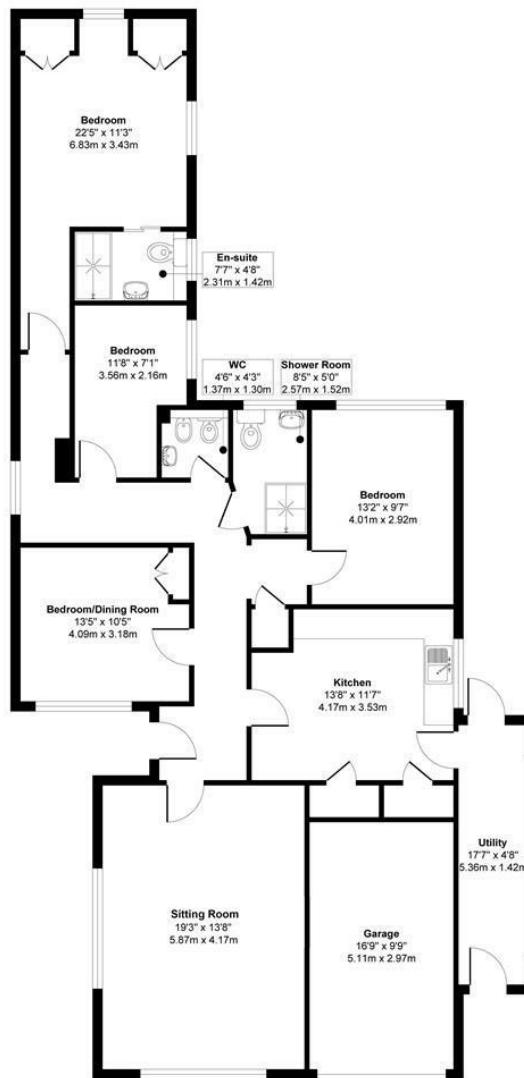
- TAX BAND E
- BACKING ONTO FIELDS
- THREE BEDROOMS AND TWO RECEPTION ROOMS
- SINGLE GARAGE AND PRIVATE DRIVEWAY
- EPC RATING C
- EXTENSIVE GARDENS
- KITCHEN/DINER
- PRIVATE SECLUDED LANE
- SOLAR PANELS
- MASTER BEDROOM WITH EN-SUITE, A WET ROOM WITH WC AND A SEP WC



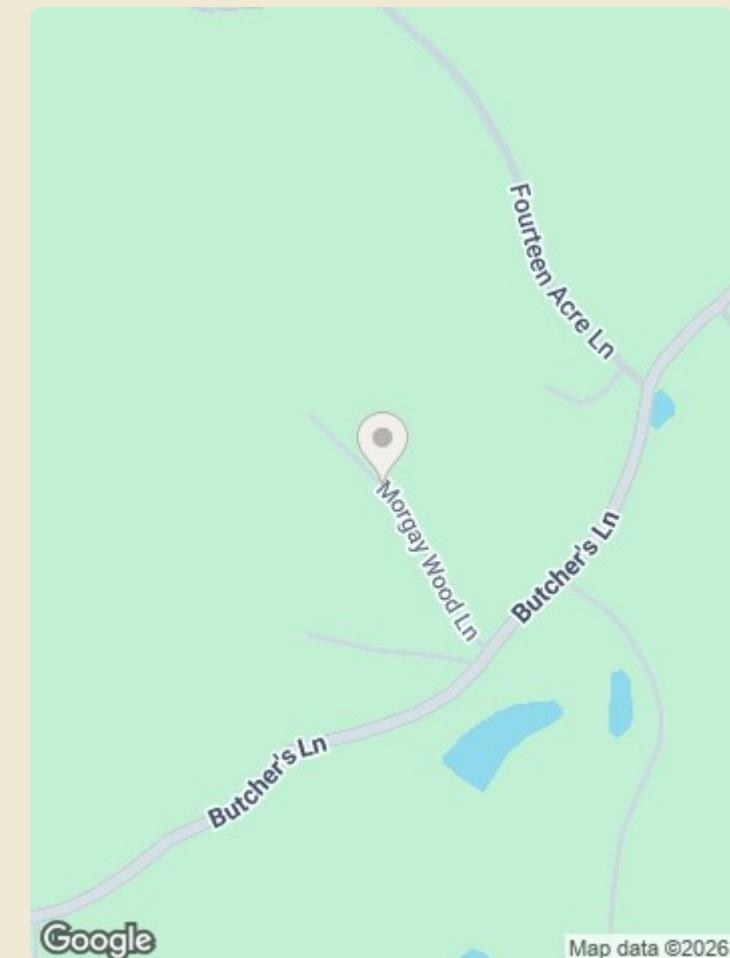
## Morgay Wood Lane

Approximate Gross Internal Floor Area

1535 sq. ft / 142.60 sq. m



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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
		Current	Potential	Current	Potential
Very energy efficient - lower running costs (F2 plus)	A	100+	100+	Very environmentally friendly - lower CO <sub>2</sub> emissions (B2 plus)	A
(B1-91)	B	80	100+	(B1-91)	B
(69-80)	C	80	100+	(69-80)	C
(55-64)	D	80	100+	(55-64)	D
(39-54)	E	80	100+	(39-54)	E
(21-38)	F	80	100+	(21-38)	F
(1-20)	G	80	100+	(1-20)	G
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales	

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.

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