



Hickman Way  
Hastings, TN34 2QF  
£375,000 Freehold

Wyatt  
Hughes  
Residential Sales

# Hickman Way, Hastings, TN34 2QF

## Notice Of Offer

Property Address 2 HICKMAN WAY, HASTINGS, TN34 2QF

We advise that an offer has been made for the above property in the sum of £ 366,000.. Any persons wishing to increase on this offer should notify the agents of their best offer prior to exchange of contracts.

Agents Address: 18 GRAND PARADE, ST LEONARDS ON SEA, TN37 6DN

Agents Telephone Number: 01424 423110

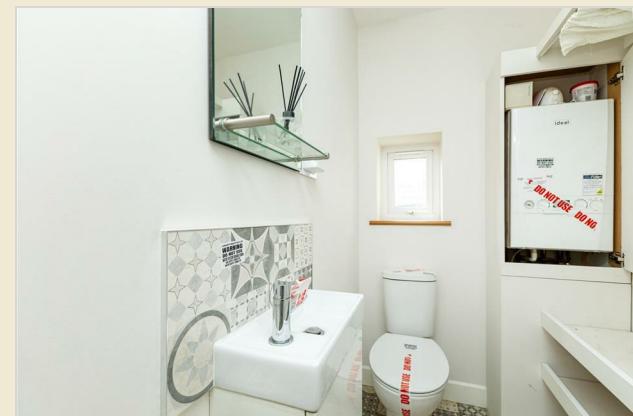
Nestled in the sought-after residential area of Hickman Way, Hastings, this charming four-bedroom detached bungalow presents an excellent opportunity for families and individuals alike. The property boasts a spacious kitchen diner, perfect for family meals and entertaining guests, alongside a comfortable living room that invites relaxation and leisure.

The master bedroom is a standout feature, complete with fitted wardrobes and an ensuite shower room, providing a private sanctuary for the homeowners. The additional three bedrooms offer ample space for family, guests, or even a home office, catering to a variety of lifestyle needs.

This bungalow has undergone some renovation works, showcasing its potential, yet it still requires a few finishing touches to truly make it your own. The private driveway and garage provide convenient off-road parking, ensuring that you and your guests can come and go with ease.

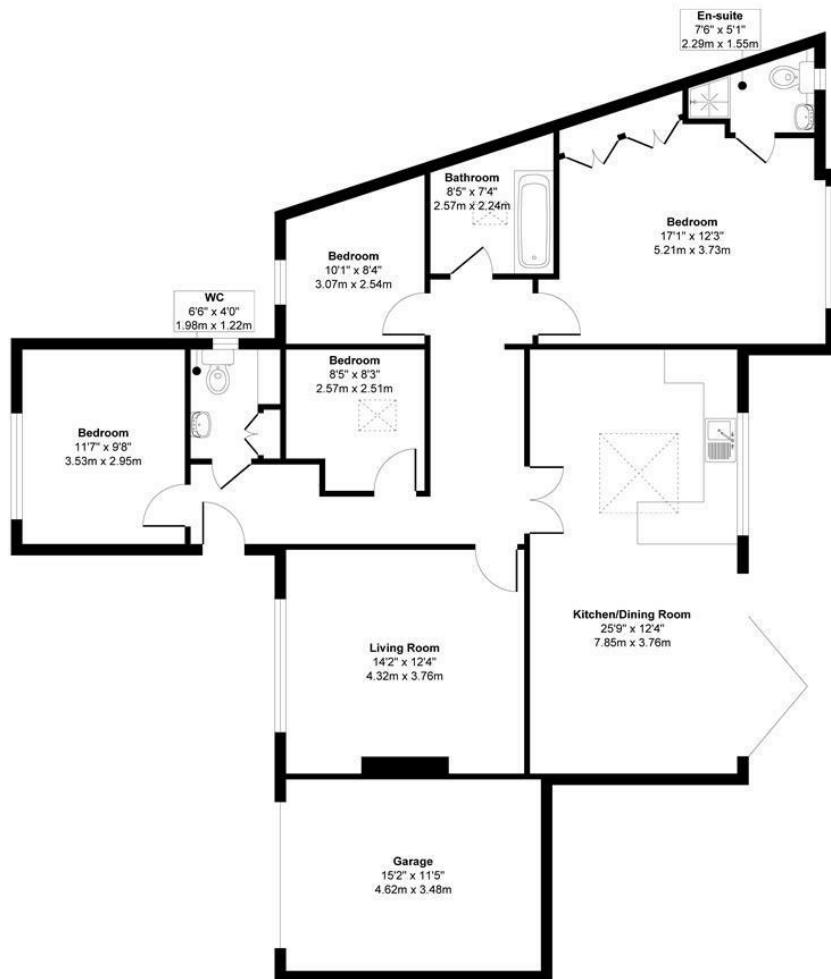
The private rear garden is a delightful space, ideal for outdoor activities, gardening, or simply enjoying the fresh air in a tranquil setting. With its blend of comfort, space, and potential, this property is a fantastic find in a popular area of Hastings. Whether you are looking to settle down or invest, this bungalow offers a wonderful canvas to create your dream home.

- EPC RATING D
- TAX BAND D
- 1446 SQ FT
- NO ONWARD CHAIN VACANT
- FOUR BEDROOMS
- DETACHED BUNGALOW
- POSESSION
- REQUIRES SOME RENOVATION
- GARAGE AND DRIVEWAY
- PRIVATE GARDENS
- WORKS
- POPULAR RESIDENTIAL AREA

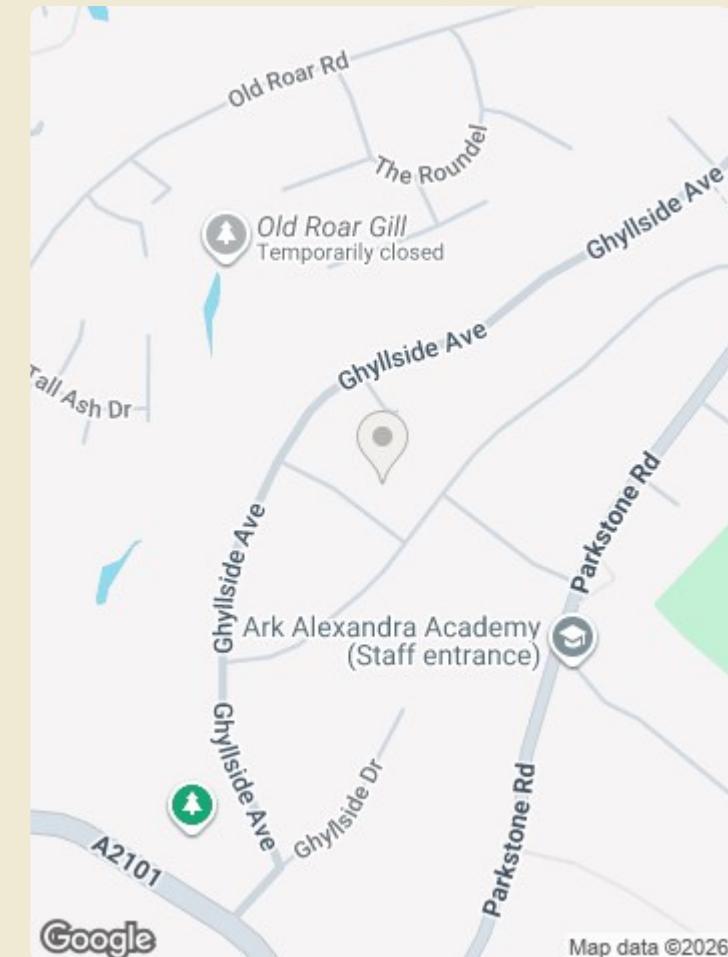


## Hickman Way

Approximate Gross Internal Floor Area  
1446 sq. ft / 134.33 sq. m



Produced By Picpreview.co.uk Ltd.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(F2 plus)	A		
(B1-91)	B		
(B9-80)	C		
(55-44)	D		
(39-34)	E		
(21-18)	F		
(11-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC		66	79
England & Wales			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(B2 plus)	A		
(B1-91)	B		
(B9-80)	C		
(55-44)	D		
(39-34)	E		
(21-18)	F		
(11-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
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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