

Campbell's Estate Agents
74 High Street, Battle, East Sussex TN33 0AG
tel: 01424 774774
email: info@campbellsproperty.co.uk

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15 Manor Road, Hastings, East Sussex TN34 3LL

£375,000 freehold

A newly renovated end of terrace town house that enjoys flexible accommodation laid out over three floors with four/five bedrooms and two separate reception rooms. The property benefits from luxurious fixtures and fitting, a newly fitted kitchen, two luxurious bathrooms, gas central heating and new floor coverings throughout. No Chain.

Newly Converted
Double Glazing

2 Reception Rooms
Town Centre Location

4/5 Bedrooms
Courtyard Garden

Gas Central Heating
No Chain

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Description

Viewing is essential to appreciate this versatile end of terrace four/five bedroom town house that offers flexible accommodation laid out over three floors with gas central heating and double glazing throughout. Approached over a large reception hall, at street level the property has two rooms and a bathroom ideal for older children, income potential, or those looking to work from home. The upper ground floor opens to the courtyard garden with a luxurious kitchen that enjoys integrated appliances and quartz working surfaces. There is a dining room and separate living room that has two large windows and a chimney recess that would be suitable for a wood burning stove, subject to any necessary consent. To the first floor are two double bedrooms with fitted wardrobes and a separate shower room. Having been extensively refurbished the property has been replastered, replumbed and rewired and is now presented in excellent decorative order combining period features with modern refinements, improved insulation, gas central heating and double glazing throughout. To the rear there is a gated access to the decked garden that is wall and fence enclosed and to the lower ground floor one of the rooms has a glazed door opening out to a courtyard garden. With its convenient location and flexible accommodation viewing is highly recommended. Chain Free.

Directions

What3Words: ///pops.fool.sticky

THE ACCOMMODATION

With approximate dimensions comprises: Double glazed door to

RECEPTION HALL

23' 5" x 5' 7" (7.14m x 1.70m) with stairs rising to first floor landing with understairs recess, cupboard housing fuse board and gas meter.

BEDROOM/STUDY

13' 6" x 11' 1" (4.11m x 3.38m) with large picture window to front.

SITTING ROOM/BEDROOM

11' 4" x 11' 3" (3.45m x 3.43m) with glazed door to enclosed courtyard.

BATHROOM

8' 9" x 8' 0" (2.67m x 2.44m) with obscured window to side, fully tiled and fitted with a white panelled bath with mixer tap, heated towel rail, low level wc and large glazed shower enclosure with recessed shelf, fixed and hand held shower attachments, vanity sink unit with heated mirror above.



HALF LANDING

leading to

KITCHEN

13' 7" x 8' 2" (4.14m x 2.49m) a dual aspect room with glazed door to garden, recessed lighting and fitted with a comprehensive range of shaker style base and wall mounted kitchen cabinets incorporating cupboards and drawers with integrated dishwasher, fridge/freezer and an extensive area of quartz working surface incorporating a 4 burner gas hob with extractor above and stainless steel sink with etched drainer. A cupboard houses the gas fired boiler.

DINING ROOM/BEDROOM

11' 5" x 11' 3" (3.48m x 3.43m) with window looking onto the garden to the rear.

LIVING ROOM

17' 1" x 11' 5" (5.21m x 3.48m) with two windows to front and central tiled fireplace with tiled hearth and bressumer beam (not in use).

FIRST FLOOR LANDING

Double cupboard with hanging and shelving, loft access.

MAIN BEDROOM

16' 0" x 11' 5" (4.88m x 3.48m) with windows to front, range of two double wardrobes with hanging and shelving.



BEDROOM TWO

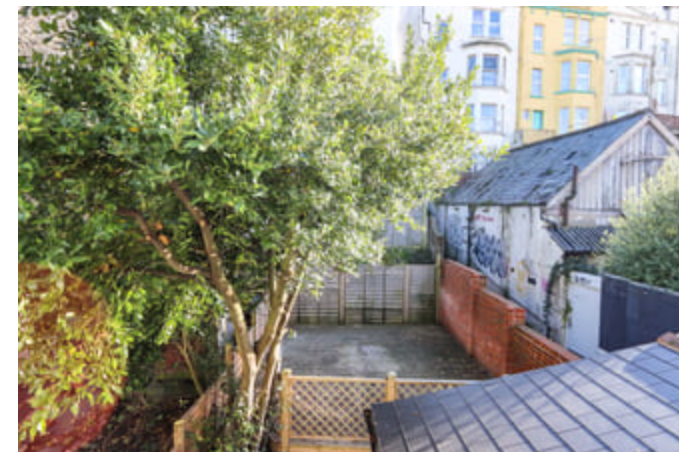
11' 4" x 8' 2" (3.45m x 2.49m) with window to rear taking in views of the garden.

BATHROOM

7' 2" x 5' 1" (2.18m x 1.55m) fully tiled with a large glazed shower enclosure with fixed and hand held shower heads with recessed shelf, heated towel rail, vanity sink unit with mirror above, low level wc.

OUTSIDE

The property enjoys an attractive wall and fence enclosed area of decked and paved garden with a lower enclosed courtyard.



COUNCIL TAX

Hastings Borough Council
Band B - £1,986.55

Viewing is strictly by appointment. To arrange a time please telephone: 01424 774774

We will be pleased, if possible, to supply any further information you may require.

Agents Note

None of the services or appliances mentioned in these sale particulars have been tested. It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.