



28 THE ORCHARDS, WESTFIELD LANE, HASTINGS, EAST SUSSEX TN35 4SB  
£135,000 NOT APPLICABLE

**G** Greystones  
INDEPENDENT ESTATE AGENTS

**OPEN PLAN LIVING/DINING ROOM**

30' 9" x 21' 1" (9.37m x 6.43m) A bright, spacious and airy room with two skylight windows, two double glazed windows to side, two further double glazed windows and two UPVC double doors to the front opening onto the veranda. Built-in shelving and storage cupboard, radiators. Opening to:

**OPEN PLAN KITCHEN**

Double glazed window to side. A beautiful fully fitted kitchen with a range of matching base and wall units with worktop surfaces over incorporating a one and a half bowl, single drainer sink unit with mixer tap. Fitted electric hob with extractor hood over, eye level electric oven and microwave. Integrated fridge/freezer, washing machine and wine cooler. Central island with cupboards and integrated dishwasher. Ceiling spotlights and radiator.

**BEDROOM 1**

13' 6" x 13' 2" (4.11m x 4.01m) Double glazed, double doors to rear opening onto the balcony and double glazed window to side. Two built-in wardrobes, ceiling spotlights, radiator and door to:

**EN-SUITE SHOWER ROOM/WC**

Frosted double glazed windows to rear, airing cupboard housing the gas boiler, walk-in shower cubicle with unit, contemporary wash hand basin with mixer tap and vanity cupboard below, low level WC and heated towel rail.

**BEDROOM 2**

10' 3" x 10' 2" (3.12m x 3.10m) Double glazed window to side, radiator, ceiling spotlights, built in wardrobe. Door to:

**EN-SUITE BATHROOM/WC**

Frosted double glazed windows to side, panelled bath with mixer tap and shower attachment, contemporary wash hand basin with mixer tap and vanity cupboard below, low level WC and heated towel rail.

**VERANDA**

A large area of wooden sun decking which is enclosed and gated.

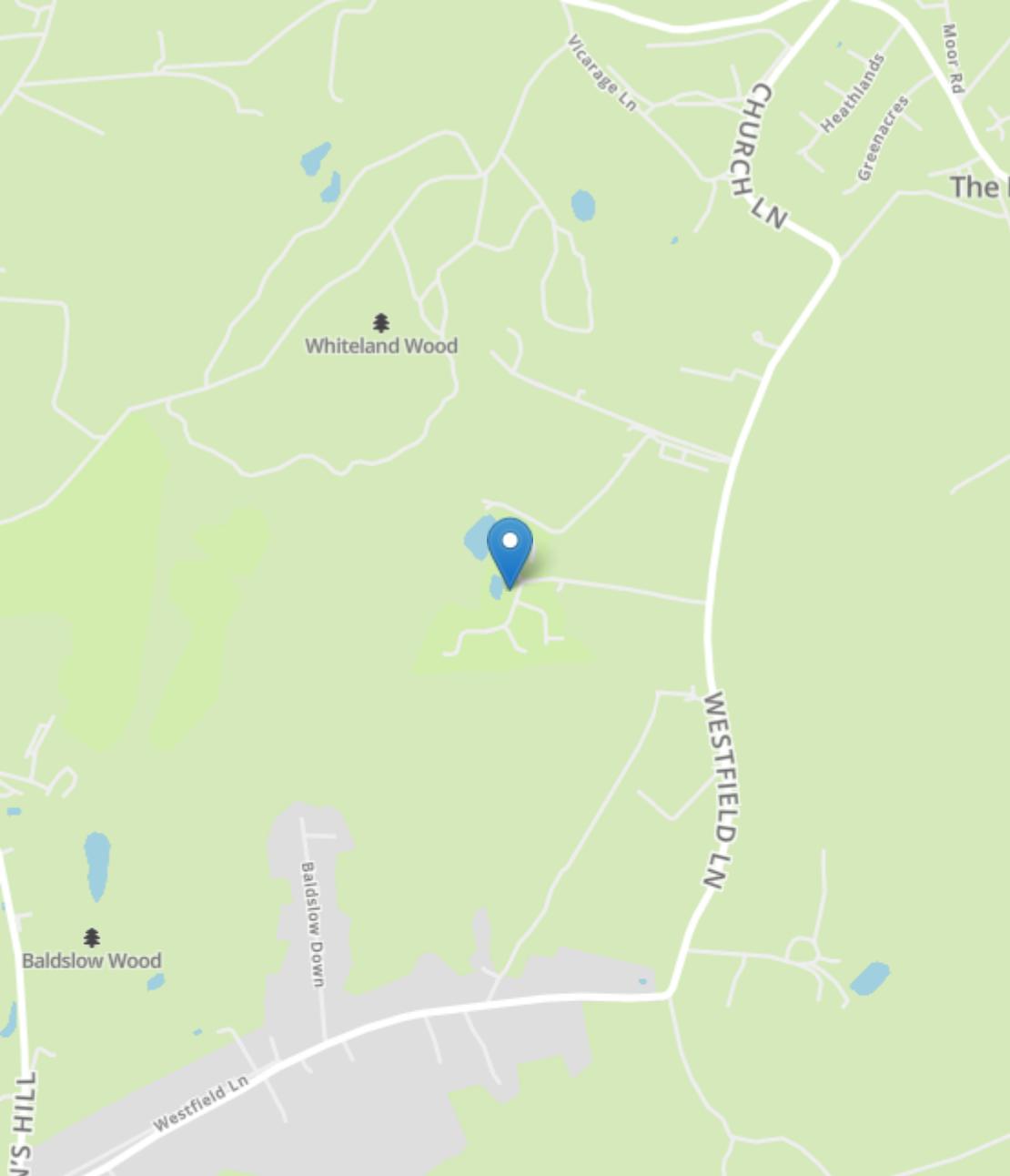
**BALCONY**

An enclosed wooden decked balcony accessed from bedroom 1.

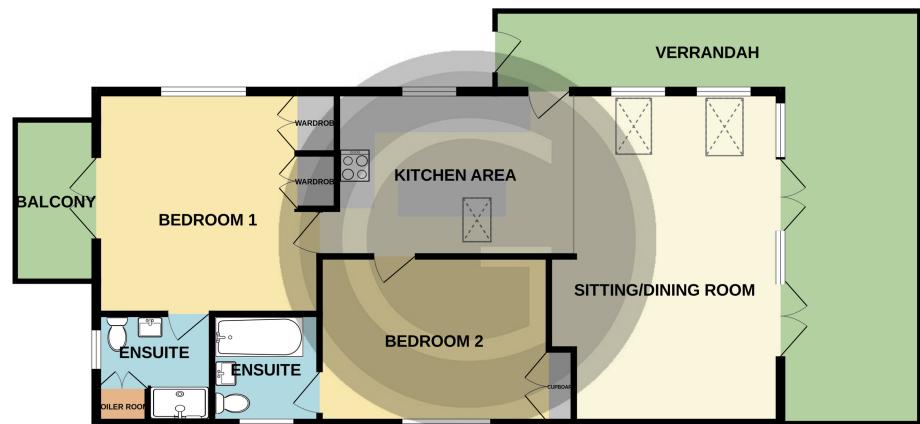
**OFF ROAD PARKING**

Off road parking to the side for a couple of vehicles.





GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the location contained here, measurements of distances, 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 as to their operability or efficiency can be given.  
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