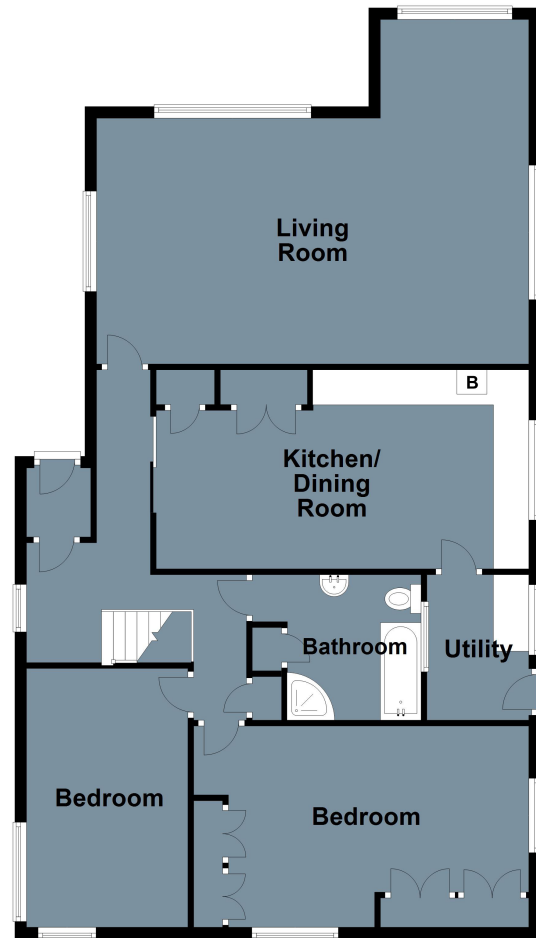


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

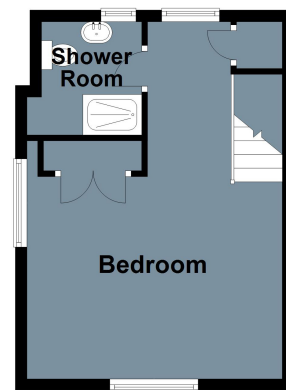
Ground Floor

Approx. 117.6 sq. metres (1265.9 sq. feet)



First Floor

Approx. 26.7 sq. metres (287.7 sq. feet)



Total area: approx. 144.3 sq. metres (1553.6 sq. feet)
 For illustration purposes only - not to scale



Greenbanks, Stonestile Lane, Hastings, East Sussex TN35 4PG **£655,000 freehold**

Set in a wonderful rural location yet within a short drive of Hastings is this spacious detached chalet style property that is thought to offer considerable potential and sits in wonderful gardens and grounds in an elevated position with stunning rural views.

Detached Bungalow
 Lane Location

3 Bedrooms
 Backing onto Open Fields

Large Garden
 Offering Potential

Garage
 Area of Outstanding
 Natural Beauty

Description

Set in a quiet and tucked away location this large detached chalet style property offers spacious accommodation set out over two floors. The well planned living accommodation is set to one side of the house and provides a large living room that has a triple aspect. The kitchen offers ample space for a dining table and to the ground floor there are two bedrooms as well as a bathroom. To the first floor is a large bedroom with en-suite. This room enjoys a wonderful triple aspect with stunning views. The views are a particular feature of the property and can extend as far as the North Downs on a clear day. The gardens are large and established offering a great deal of privacy, they have been beautifully planted and include a wildlife pond. The majority of the gardens back onto open fields and from the terrace are wonderful rural views.

The property benefits from double glazing, cavity wall insulation and gas central heating. The property has a large driveway with ample parking, a double garage and due to the size of the plot, the property is thought to offer potential to be further enlarged to suit individual requirements.

The location is within easy reach of both Hastings and Battle which both offer a wide range of amenities, recreational facilities and mainline stations with regular services to London Charing Cross. Viewing is recommended.

Directions

Travelling east along The Ridge past the Shell Garage on the left hand side, Stonestile Lane will be found on the left hand side before reaching the Conquerors March. Continue down this road and the property will be found in due course on the left hand side.

///rise.prompting.dome

THE ACCOMMODATION

Comprises door to

ENTRANCE PORCH

With tiled floor, further glazed door to

L-SHAPED RECEPTION HALL

With ash and glass staircase rising to first floor landing, large cupboard with hanging rail and shelf.

LIVING ROOM

L-shaped measuring 24' 6" x 13' 9" (7.47m x 4.19m) plus 8' 5" x 5' 7" (2.57m x 1.70m). A triple aspect room with serving hatch to kitchen and feature stone fireplace with Yorkstone hearth and inset real flame gas coal effect fire.

KITCHEN/DINING ROOM

20' 1" x 11' 2" (6.12m x 3.40m) With large picture window to side, fitted with a comprehensive range of base and wall mounted kitchen cabinets with space and plumbing for a dishwasher and fridge/freezer. There is a fitted double oven and a large area of working surface incorporating a single enamel sink with mixer tap and drainer and a four ring hob with extractor fan above. The kitchen offers a pleasant area with space for a dining table and also has two full height cupboards with storage above. From the kitchen, a multi-paned glazed door leads through to the



UTILITY ROOM

8' 2" x 5' 2" (2.49m x 1.57m) With window and door to side, space and plumbing for washing machine, vinyl flooring.

BATHROOM

9' 3" x 9' 0" (2.82m x 2.74m) Window to side, part tiled and fitted with a corner bath, low level wc and vanity sink unit. There is a glazed shower with tiled enclosure and an airing cupboard with slatted shelves.

BEDROOM

18' 10" x 11' 4" (5.74m x 3.45m) A double aspect room, four double wardrobes with storage above.



BEDROOM

14' 7" x 9' 2" (4.45m x 2.79m) A double aspect room.

FIRST FLOOR LANDING

BEDROOM

14' 2" x 13' 5" (4.32m x 4.09m) A triple aspect room taking in views and having a fitted wardrobe with storage above and an opening that leads into an

EN-SUITE

6' 4" x 5' 1" (1.93m x 1.55m) Fitted with a tile enclosed shower with glazed screen, pedestal wash hand basin, low level wc.

WALK IN LOFT AREA

a spacious area with lighting and flooring, offering potential.

OUTSIDE

The property is approached over a driveway which provides two sets of security lights, ample parking and access to a large garage. To one side of the driveway steps lead up to a level section of lawn that wraps around the back of the garages. The formal gardens are beautifully planted and wrap around the house with large areas of lawn, enclosed with mature trees and hedgerows adjoining open fields. From the large patio there are wonderful views over the fields and onto open countryside. There is a feature wildlife pond, an outside tap and to the rear, is an established kitchen garden with a greenhouse.



LARGE GARAGE

25' 5" x 20' 0" (7.75m x 6.10m) With power and light.



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.