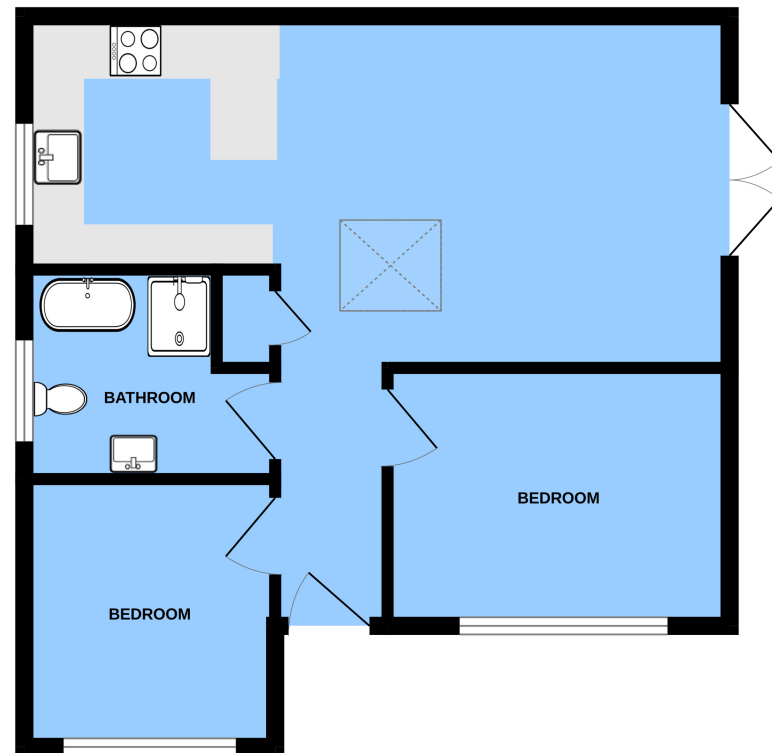


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		95
(81-91)	B	85	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, 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. Made with Metrepro ©2025



117 Ghyllside Avenue, Hastings, East Sussex TN34 2QB

£395,000 freehold

A brand new high specification detached two bedroom bungalow in a sought after location close to Alexandra Park and the town centre with ample parking, south westerly facing garden and vacant possession.

Brand New Detached Bungalow
 2 double Bedrooms

Open Plan Kitchen/Living Area
 Large Corner Plot

Integrated Kitchen
 South Westerly Facing Garden

Luxurious Bathroom
 Popular Location.

Description

Occupying a large corner plot in an elevated location in a popular residential area, this spacious detached bungalow has recently been newly constructed to a very high standard. The front door leads to a spacious entrance hall which gives access to the two large double bedrooms. The luxurious bathroom is fitted with a separate bath and shower enclosure. The remaining accommodation is presented as a large open plan kitchen/dining/living area which is ideal for entertaining and family living alike. The kitchen is fully integrated with shaker units and the living room having double doors leading out onto the raised decking. The property is light and spacious and has the benefit of underfloor heating throughout making this an energy efficient home. Externally to the front is ample off road parking for 2-3 cars and the property enjoys a large south westerly facing garden which is predominantly laid to lawn and offers a good deal of privacy. The popular location is convenient for Alexandra Park and the town centre and the property is offered with full vacant possession.

Directions

On approaching Hastings on the A21 proceed along Sedlescombe Road North passing Sainsburys on your right and proceed along to the second mini roundabout bearing left onto St Helens Road (A2101). Proceed along turning left after the bridge into Ghyllside Drive and bear round to the left into Ghyllside Avenue. Proceed all the way up Ghyllside Avenue and the property will be found at the top of the hill on the left hand side just before the T junction with Old Roar Road, clearly indicated by our For Sale board..

What3Words: ///baking.librarian.define

THE ACCOMMODATION COMPRISES

Front door to

SPACIOUS ENTRANCE HALL

with airing cupboard, loft access.

OPEN PLAN KITCHEN/LIVING ROOM

31' 10" x 9' 8" (9.70m x 2.95m) a double aspect room with window to side and double doors leading to the rear garden. There is a light well, recessed lighting, underfloor heating, multiple power points and tv point. The kitchen area is fitted with a range of base and wall mounted shaker style kitchen cabinets incorporating cupboards and drawers and granite working surfaces with a stainless steel sink with mixer tap. There is a Neff 4 ring ceramic hob with extractor hood over, integrated Kenwood oven, grill, dishwasher and washing machine and an American style fridge/freezer.



BEDROOM 1

13' 10" x 9' 8" (4.22m x 2.95m) with window to front.

BEDROOM 2

13' 0" x 11' 4" (3.96m x 3.45m) with window to front.

BATHROOM

9' 9" x 8' 6" (2.97m x 2.59m) with window to side, recessed lighting, tiled floor and walls, heated flooring and fitted with a vanity sink unit, wc, bath and large shower enclosure.



OUTSIDE

To the front of the property is an area of block paved driveway with ample off road parking for 2/3 cars an area of lawn and recently planted laurel hedging. A gate leads to the rear garden which is of a generous size, fence enclosed with a laurel hedge to the front and some landscaping. There is a raised deck area accessed from the living area with balustrading. The garden wraps round to the rear where there is access to an under-house storage area measuring 30' 5" x 13' 7" (9.27m x 4.14m) with light.



COUNCIL TAX BAND

Hastings Borough Council
Band D - £2,437.47

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.