

\*\*\*Guide price £220,000- £230,000\*\*\* £220,000 Freehold



5 Fellows Road, Hastings, East Sussex  
TN34 3TY





## PROPERTY DESCRIPTION

A modern two bedroom end of terraced house built approximately ten years ago and situated just a short distance from Ore training station. The accommodation comprises; modern fitted kitchen with built-in appliances, sitting room, ground floor WC, family bathroom/WC. Further benefits include; off road parking, gardens to the front and rear gas boiler and radiators. This property would make an ideal first home! EPC - B.

## FEATURES

- Two Bedroom End Of Terrace House
- Modern Home Constructed Approximately Ten Years Ago
- Kitchen With Built-In Appliances
- Ground Floor WC
- Ideal First Purchase
- Off Road Parking Space
- Short Distance To Ore Train Station
- Tiered Garden With Artificial Grass
- 1.5 Miles To Hastings Old Town & Seafront
- Council Tax Band - B





## ROOM DESCRIPTIONS

### Entrance Hall

Double glazed front door to entrance vestibule.

### Kitchen

14' 7" x 11' 1" (4.44m x 3.38m) Double glazed window with outlook to the front of the property, fitted with single drainer stainless steel sink unit with mixer tap with cupboard under, built in washer/dryer, range of working surfaces with cupboards and drawers under, built in dishwasher, four ring electric hob with electric oven under and extractor hood over, wall mounted cupboards to either side, space for fridge/freezer, larder style cupboard, tiled floor and radiator.

### Ground Floor WC

Tiled floor, low level WC, tiled walls, wash hand basin, double glazed window.

### Sitting Room

12' 1" x 11' 1" (3.68m x 3.38m) With double glazed windows and French doors leading onto the rear garden, TV point, telephone point, radiator, spotlights.

### Landing

Stairs rising from entrance vestibule to the first floor landing, built in airing cupboard housing wall mounted gas boiler.

### Bedroom One

11' 2" x 10' 6" Narrowing to 9' 2" (3.40m x 3.20m) Double glazed window with outlook to the rear of the property, radiator, double mirror fronted wardrobe.

### Bedroom Two

10' 5" x 9' 3" Narrowing to 8' 1" (3.18m x 2.82m) With double glazed window with outlook to the front of the property, radiator, built in mirror fronted wardrobes.

### Bathroom

With tiled floor, low level WC, fitted panelled bath with mixer tap and shower attachment, pedestal wash hand basin, tiled walls, shaver point, spotlights.

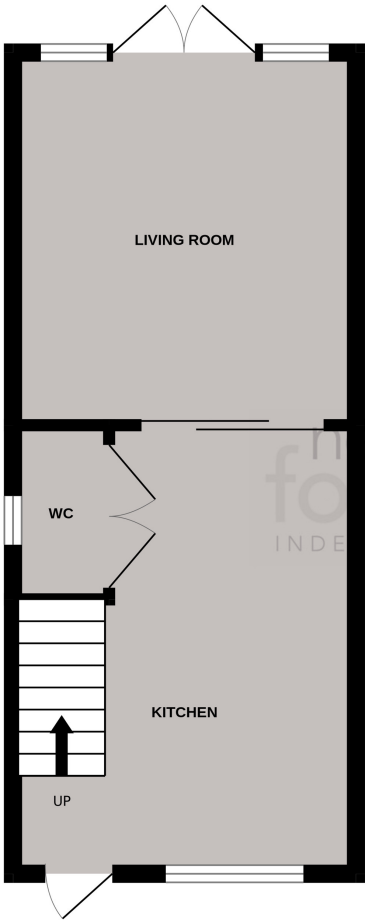
### Outside

To the front of the property there is an off-road parking space for one car with gated access down the side of the property to the rear. The rear garden is arranged on two levels with decking and artificial grass and screened by fencing.

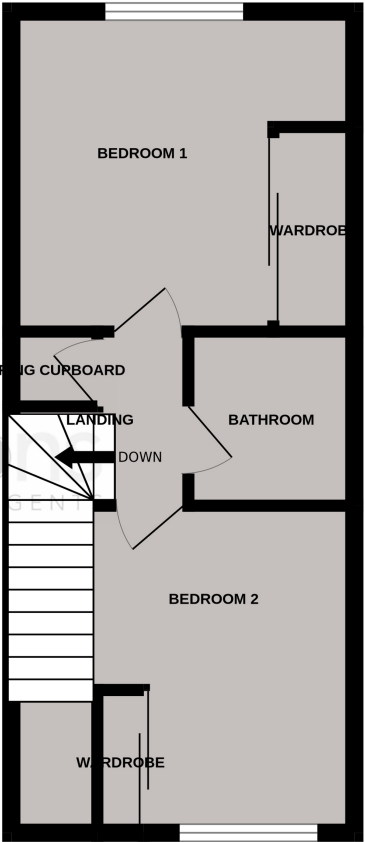


FLOORPLAN

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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.  
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Energy Efficiency Rating			Current	Potential
Very energy efficient - lower running costs				
(92+)	A		79	81
(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	