



19 Hazelwood View, Hastings, East
Sussex TN35 4FA



PROPERTY DESCRIPTION

An extremely well presented & modern three bedroom semi-detached house situated on the northern outskirts of Hastings in this exclusive development just off Rock Lane whilst only being half a mile from Ore Village and within easy reach of local schools. The accommodation comprises; entrance hall, ground floor cloakroom/WC, lounge/dining room with large storage cupboard and double doors leading to the garden, stunning kitchen/breakfast room, three first floor bedrooms with the master having an en-suite shower room and a contemporary family bathroom. Outside there is a driveway with off road parking for multiple cars and a lovely rear garden with raised deck ideal for outdoor entertaining. EPC - B.

FEATURES

- Three Bedroom Semi-Detached House
- Modern Family Home
- Extremely Well Presented Accomodation
- Stunning Kitchen/Breakfast Room
- Master Bedroom With En-Suite
- Contemporary Family Bathroom
- Situated In An Exclusive Close Off Rock Lane & Half A Mile From Ore Village
- Under Floor Heating On The Ground Floor
- Fairly Recently Constructed
- Council Tax Band - D





ROOM DESCRIPTIONS

Entrance Hall

Accessed via UPVC door, stairs rising to the first floor, underfloor heating.

Lounge/Dining Room

16' 9" x 14' 5" (5.11m x 4.39m) Double glazed window and double doors leading to the garden, feature media wall, large storage cupboard, underfloor heating.

Kitchen/Breakfast Room

11' 1" x 9' 7" (3.38m x 2.92m) Double glazed window to the front, spotlights, a stunning room with a range of working surfaces with inset one and half bowl sink and drainer unit with mixer tap, inset four ring Bosch electric hob with stainless steel extractor fan over, a range of matching wall and base cupboards with fitted drawers, built-in Bosch appliances including eye level oven, microwave grill, fridge/freezer, dishwasher and washing machine.

Cloakroom/WC

Double glazed frosted glass window to the front, low level WC with concealed cistern, wash hand basin with mixer tap, cupboard housing fuse box.

First Floor Landing

Accessed to loft space via hatch, cupboard with shelving.

Bedroom One

13' 4" x 10' 3" (4.06m x 3.12m) Double glazed window to the rear, radiator.

En-Suite

Double glazed frosted glass window to the rear, corner walk-in shower cobble with rain effect shower over and handheld attachment, low level WC with concealed cistern, wash hand basin with mixed tap, heated ladder style towel rail.

Bedroom Two

9' 8" x 9' 6" (2.95m x 2.90m) Double glazed window to the front, radiator.

Bedroom Three

8' 0" x 6' 3" (2.44m x 1.91m) Double glazed window to the front, radiator.

Bathroom

Double glazed frosted glass window to the side, low level WC with concealed cistern, panelled bath with screen, mixer tap and shower over, wash hand basin with mixer tap and cupboard under, heated ladder style towel rail.

Outside

To the front there is off road for multiple cars and well maintained planted front garden.

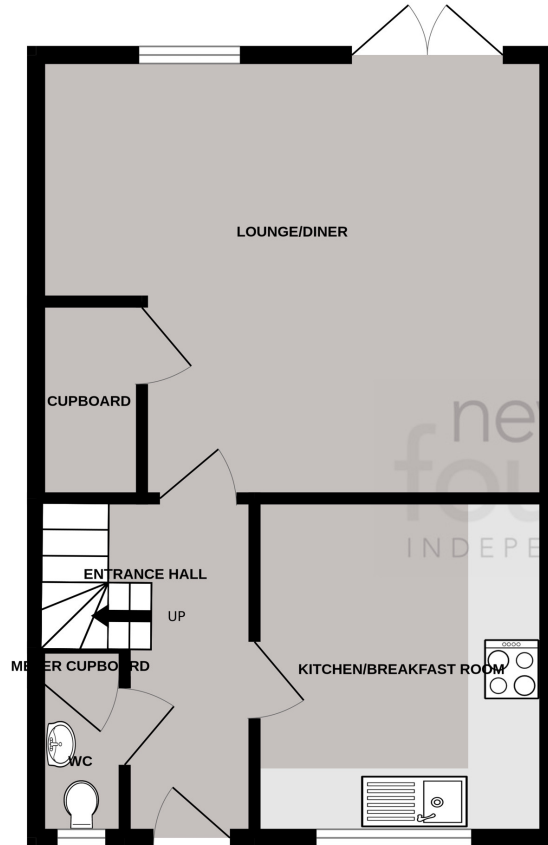
Adjacent to the rear of the property there is a large patio ideal for outside entertaining, gated side access, timber framed shed, area of lawn, outside power points, raised decked area making an ideal evening relaxing.

NB

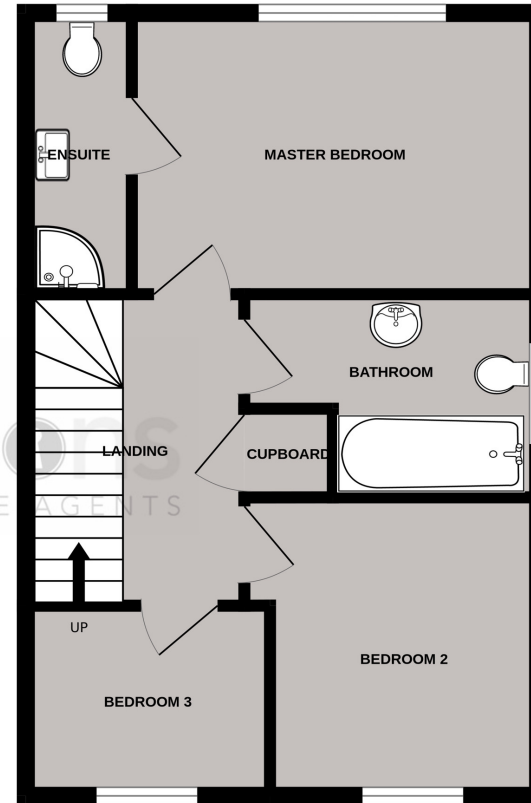
There is a £25 per month community charge.

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
<i>Very energy efficient - lower running costs</i>			
(92+)	A		95
(81-91)	B	83	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

