



59 Woodlands Way, Hastings, East
Sussex TN34 2FT



PROPERTY DESCRIPTION

An immaculate and beautifully presented four double bedroom detached house which offers buyers the prospect of a 'turn-key' modern home. This fine residence was constructed in 2016 by Millwood Designer Homes and is situated in a quiet close within the development. The ground floor accommodation comprises; entrance hall, ground floor cloakroom/WC, dual aspect lounge with double doors leading to the raised entertaining patio, separate dining room with bay window, spacious and contemporary kitchen/breakfast room with plenty of natural light. On the first floor there are four good size bedrooms with two benefitting from en-suite's and family bathroom. Outside there is off road parking for multiple vehicles which leads to the good size garage with internal access and EV charging point and a well maintained and good size rear garden. EPC - B.



FEATURES

- Executive Four Bedroom Detached House
- Turn-Key Family Home That Is Beautifully Presented Throughout
- Lounge With Double Doors Leading To A Raised Patio Area
- Separate Dining Room With Bay Window
- Two Bedrooms With En-Suite's
- Spacious & Dual Aspect Kitchen/Breakfast Room
- Off Road Parking For Multiple Vehicles
- Garage With Internal Access & EV Charging Point
- Well Looked After Garden With Side Access & Large Shed
- Council Tax Band - E





ROOM DESCRIPTIONS

Entrance Hall

Accessed via UPVC front door, wall mounted thermostat control, stairs rising to first floor accommodation, radiator.

Cloakroom/WC

Double glazed obscure glass window to the front, low level WC, wash hand basin with drawers below, radiator.

Lounge

17' 1" x 11' 8" (5.21m x 3.56m) A dual aspect room double glazed French doors to the rear leading to a patio area and windows to rear and side, three radiators, double doors to:

Dining Room

11' 10" x 11' 8" (3.61m x 3.56m) Double glazed bay window to the front, two radiators, double doors to the lounge.

Kitchen/Breakfast Room

17' 2" max x 15' 11" (5.23m max x 4.85m) A particularly special room with double glazed windows to the rear and double doors to the side offering plenty of natural light and the doors leading to a patio area, a range of working surfaces with inset stainless steel sink and drainer unit with flexi-mixer tap, inset five ring gas hob with stainless steel splash-back and stainless steel extractor fan over, a range of matching wall and base cupboards with fitted drawers, various built-in appliances including two electric ovens, fridge/freezer and dishwasher, space for washing machine, large under-stairs cupboard, space for large dining/breakfast table, door to the garage.

First Floor Landing

Access to loft space via hatch, double airing cupboard, radiator.

Master Bedroom

14' 10" x 11' 8" (4.52m x 3.56m) A dual aspect room with double glazed windows to the side and rear with the latter offering countryside views, a range of built-in wardrobes, radiator, door to the en-suite bath/shower room.

En-Suite Bath/Shower Room

Double glazed obscure glass window to the rear, a quality four piece suite comprising; panelled bath with chromes controls and retractable handheld attachment, fully tiled walk-in shower cubicle, low level WC with concealed cistern, wash hand basin with mixer tap and drawers below, shaver point, ladder style towel rail.

Bedroom Two

15' 3" reducing to 9' 5" x 11' 10" (4.65m reducing to 2.87m x 3.61m) Double glazed bay window to the front, built-in wardrobe, radiator, door to en-suite shower room.

En-Suite Shower Room

Double glazed obscure glass window to the front, a three piece suite comprising; corner walk-in shower cubicle, low level WC with concealed cistern, wash hand basin with mixer tap, ladder style towel rail, shaver point.

Bedroom Three

14' 1" x 9' 4" (4.29m x 2.84m) Double glazed window to the rear with countryside views, radiator.

Bedroom Four

10' 3" x 6' 10" (3.12m x 2.08m) Double glazed window to front, radiator.

Bathroom

Double glazed obscure glass window to the side, a three piece suite comprising panelled bath with mixer tap, chrome controls, shower attachment and shower screen, wash hand basin with drawers below, low level WC with concealed cistern, shaver point, ladder style towel rail.

Garage

20' 2" x 8' 8" (6.15m x 2.64m) Accessed via up and over door, doors to the kitchen and side, wall mounted gas fired boiler, EV charging point, power points.

Outside

The front of the property is approached via an extended driveway providing off road parking and leads to the garage, gated side access, brick border raised bed with bushes, seating/patio area with pergola.

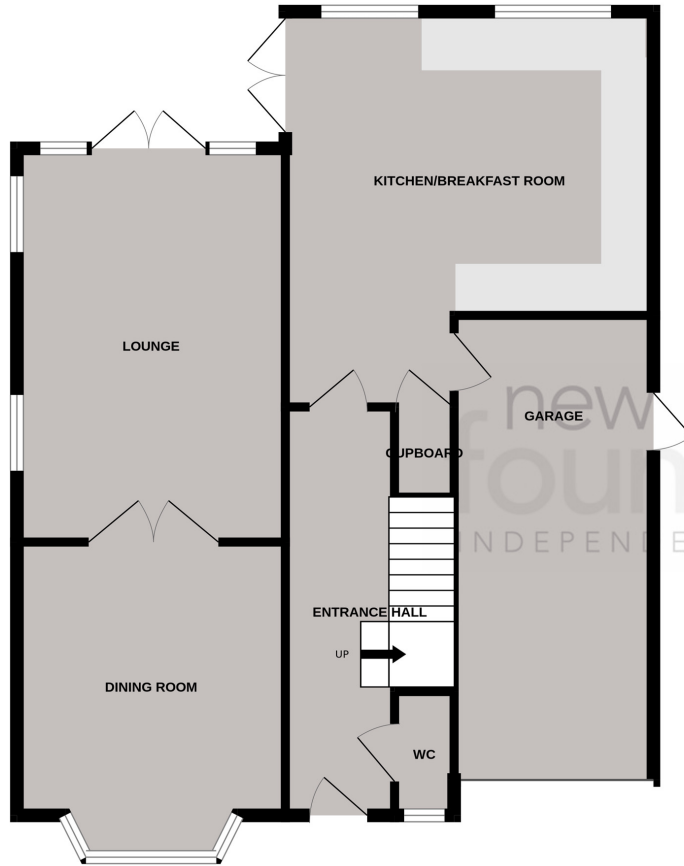
Accessed from the lounge and kitchen there is a raised patio area ideal for socialising in the summer evenings with countryside views, steps down to the main area of garden with another good size patio area, gated side access, lighting, water tap, large timber framed shed with decked area, the remainder of the garden is laid to lawn with various shrubs and bushes.

NB

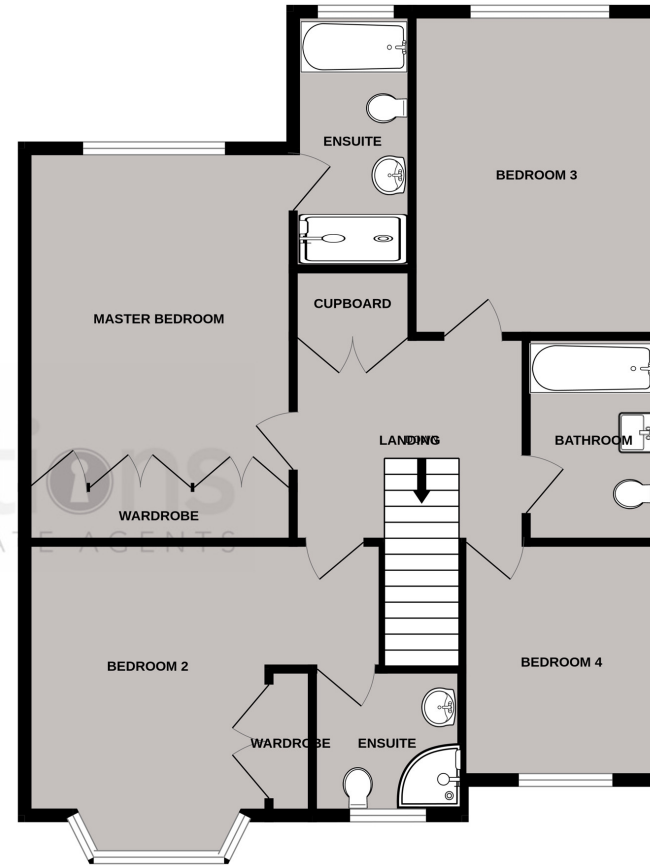
We await confirmation of the latest community charge.

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		
(81-91)	B	84	91
(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	

