

Campbell's Estate Agents
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AWAITING FLOOR PLAN
AND EPC



126 Ashburnham Road, Hastings, East Sussex TN35 5LJ

£499,950 freehold

Situated in a desirable location close to the Old Town, this attractive semi-detached Victorian property retains many original features with generous ceiling heights, two reception rooms and four bedrooms. There is a large loft space that may offer potential subject to any necessary consents, off road parking, a large garden and some sea views.

Semi Detached Victorian
Property
Large Gardens

2 Reception Rooms
Some Sea Views

4 Bedrooms
Original Features

Off Road Parking
Close to Old Town

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Description

Viewing is essential of this attractive Victorian four bedroom family home that presents attractive brick and colour-washed rendered elevations below a slate roof with double glazing and gas central heating. Approached over an original entrance porch with stained glass windows, the accommodation is arranged around a large reception hall with original staircase rising to the first floor landing. The ground floor enjoys 9' ceiling heights with two principal reception rooms and a kitchen with breakfast bar. In addition there is a utility room and shower room that adjoin the kitchen that could be opened out to provide a larger kitchen area, subject to any necessary consents. The four bedrooms are located on the first floor, two being bay fronted, and from the first floor there are attractive views over the gardens towards the English Channel. Retaining original decorative ceilings, panelled doors and period architrave, viewing is highly recommended to appreciate this well situated house, close to the Old Town, and enjoying a larger than average garden.

Directions

From Battle proceed in a southerly direction to Ore and at the traffic lights at the end of The Ridge bear right and continue down Old London Road. Turn left into Ashburnham Road and follow the road round where the property will be found on the left hand side. What3Words:///score.bars.lights

THE ACCOMMODATION

with approximate room dimensions is approached via

COVERED PORCH

with original stained glass windows to a panelled and glazed door that opens to an entrance hall with further opening to

RECEPTION HALL

21' 1" x 6' 8" (6.43m x 2.03m) with original stairs rising to first floor landing.

SITTING ROOM

14' 10" x 13' 2" (4.52m x 4.01m) widening to 16' into bay window to front, with brick open fireplace (currently not in use) with shelving to side, centre rose.

DINING ROOM

13' 0" x 12' 7" (3.96m x 3.84m) with central brick fireplace with tiled hearth (currently not in use) and multi-pane glazed door to



STUDY AREA

5' 7" x 3' 8" (1.70m x 1.12m) having a dual aspect looking out onto the garden.

KITCHEN

14' 6" x 11' 9" (4.42m x 3.58m) with window to side, coved ceiling and fitted with a comprehensive range of wood fronted base and wall mounted kitchen cabinets incorporating cupboards and drawers with integrated corner carousel unit, spaces and plumbing for appliances. There is a large area of granite effect working surface incorporating a 1 1/2 bowl acrylic sink with mixer tap and drainer, 4 ring hob with extractor above, under counter oven, under unit lighting and wall mounted gas fired boiler.

UTILITY ROOM

10' 7" x 6' 8" (3.23m x 2.03m) with panelled door to side patio and further spaces and plumbing for appliances, sliding door to

SHOWER ROOM

12' 0" x 5' 7" (3.66m x 1.70m) with opaque windows and fitted with a large tiled shower enclosure, pedestal wash hand basin and low level wc.

FIRST FLOOR LANDING

With 2 loft access points.

MAIN BEDROOM

4.37m x 4.88m (14' 4" x 16' 0") Max into bay overlooking the garden with sea views, narrowing to 14' 4" x 11' 9" (4.37m x 3.58m)

L SHAPED BATHROOM

9' 2" x 4' 7" (2.79m x 1.40m) plus 5' 8" x 4' 0" (1.73m x 1.22m) with opaque window to side, part tiled and fitted with a white panelled bath with telephone style taps, pedestal wash hand basin and low level wc.

BEDROOM

13' 0" x 12' 8" (3.96m x 3.86m) with window taking in views of the garden.

BEDROOM

16' 0" x 12' 8" (4.88m x 3.86m) max into bay window to front with cast iron feature fireplace.



BEDROOM

10' 8" x 6' 8" (3.25m x 2.03m) with window to front, fitted shutter.

OUTSIDE

To the front is a large area of block paved driveway with access to the porch. A gated access leads to a block paved patio with steps down to a under house store and separate garden store with barbeque that opens out onto the garden. The garden is predominantly laid to lawn being enclosed with plants, shrubs and hedges. The gardens extend for some distance with an additional patio and circular raised pond with established weeping willow and an additional area of garden that leads down to a greenhouse with raised planters.



COUNCIL TAX

Hastings Borough Council
Band D £2,554.14

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.