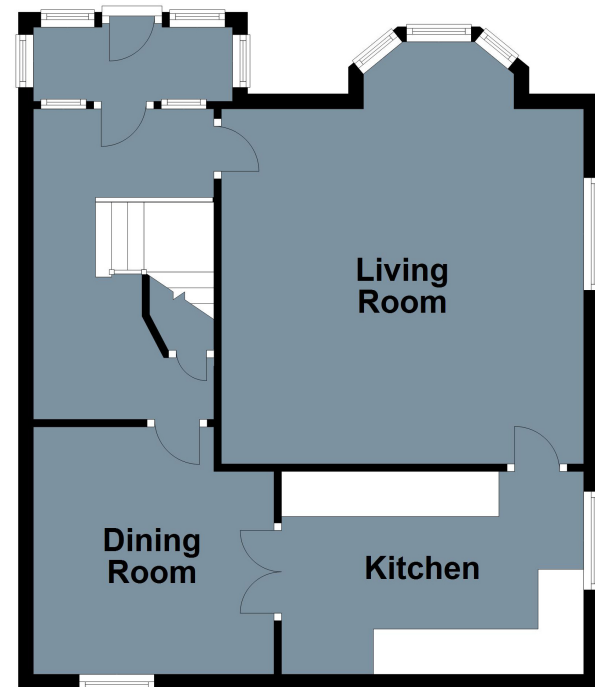


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			

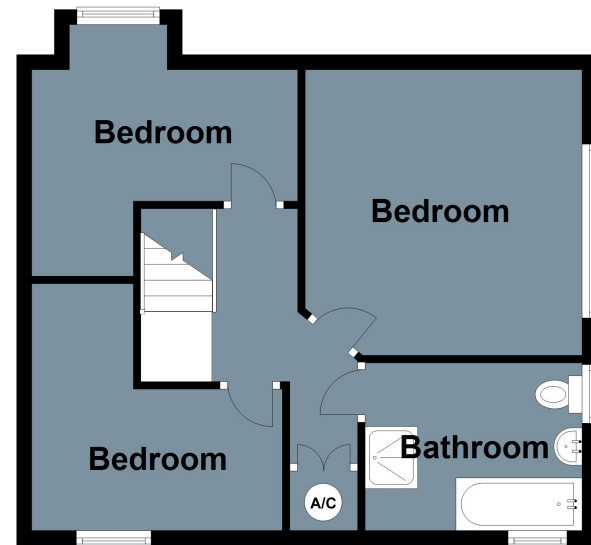
Ground Floor

Approx. 59.6 sq. metres (641.8 sq. feet)



First Floor

Approx. 45.8 sq. metres (492.5 sq. feet)



Total area: approx. 105.4 sq. metres (1134.3 sq. feet)
 For illustration purposes only - not to scale



3 Hazel Court Cottages, Stonestile Lane, Hastings TN35 4PF

£305,000 freehold

This attractive three bedroom period property sits in a delightful location on the rural outskirts of Hastings with a small area of courtyard garden and use of wonderful communal grounds that extend to approximately 6 acres.

Period Property
 Vacant Possession

3 Bedrooms

Courtyard Garden

Beautiful Communal
 Gardens

Description

This attractive period property offers well proportioned accommodation arranged around a large reception hall with an impressive double aspect living room that has an open fireplace and a 9' ceiling. The living room connects into the kitchen and flows into a separate dining room whilst to the first floor are three bedrooms, the main enjoying a large picture window taking in views. The location is a real feature of the property set within the grounds of Hazel Court, the property benefits from the use of communal gardens that wrap around the properties and measure approximately 6 acres. These gardens have been beautifully landscaped over the years and are available for residents. We are advised that the area of ground opposite number 3 has been enjoyed by the current owner and incorporates a timber shed. There is also a small area of private courtyard that is owned within the property's title. The cottages are surrounded by areas of parking and we understand the residents share these parking areas.

Directions

From The Ridge proceed down Stonestile Lane where the properties will be found on the right hand side passed the flats.
What3Words: ///engine.flock.they

THE ACCOMMODATION

With approximate room dimensions comprises double glazed door to

ENTRANCE PORCH

8' 7" x 3' 9" (2.62m x 1.14m) Quarry tiled flooring, double glazed door to

RECEPTION HALL

13' 10" x 7' 10" (4.22m x 2.39m) With stairs rising to first floor with under stairs cupboard.

LIVING ROOM

15' 6" x 15' 4" (4.72m x 4.67m) A double aspect room with an open fireplace with decorative mantle and tiled hearth, 9'4 ceiling, recessed shelving, multi-paned glazed door through to

KITCHEN

With window to side, tiled floor, fitted with a range of base and wall mounted units comprising of cupboards and drawers, space and plumbing for appliances. There is a large area of working surface incorporating a one and a half bowl acrylic sink with mixer tap and drainer and a cupboard concealing the gas fired boiler.

DINING ROOM

10' 8" x 10' 5" (3.25m x 3.17m) With archway and glazed door through to reception hall.



FIRST FLOOR LANDING

With access to large boarded loft space, double cupboard housing the water tank.

BEDROOM

12' 5" x 11' 9" (3.78m x 3.58m) Window to side.



BATHROOM

9' 9" x 7' 4" (2.97m x 2.24m) A double aspect room with tiled floor; white panelled bath with shower attachment, vanity sink unit, low level wc, tile enclosed shower with glazed door.

BEDROOM

L-shaped 10' 1" x 6' 1" (3.07m x 1.85m) plus 4' 2" x 2' 8" (1.27m x 0.81m) with built in double wardrobe and storage cupboard above.

BEDROOM

L-shaped 12' 0" x 5' 8" (3.66m x 1.73m) plus 4' 3" x 3' 5" (1.30m x 1.04m) built in wardrobe cupboard, window to front and low level sliding cupboard.

OUTSIDE

To the front of the property a low wall encloses an area of paving. The driveway, parking and turning area and all the grounds that surround Hazel Court Cottages are owned by the residents of Hazel Court. The owners of Hazel Court Cottages have use of the gardens which are beautifully planted and extend to approximately 6 acres. The parking areas that surrounds the cottages are not designated but are used by the residents.

Note: There is a charge of approximately £91 for the maintenance and upkeep of the sewage treatment plant that is shared with the cottages and Hazel Court.



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.