

Campbell's Estate Agents
74 High Street, Battle, East Sussex TN33 0AG
tel: 01424 774774
email: info@campbellsproperty.co.uk

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your local independent estate agent

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219a Hillside Road, Hastings, East Sussex TN34 2QY

£415,000 freehold

Set in a convenient and popular residential location this detached three bedroom family home was built in 2010 and presents immaculate accommodation with gas central heating, double glazing off road parking and an enclosed garden.

Detached House
Enclosed Garden

3 Bedrooms
Off Road Parking

Gas Central Heating

Double Glazing

Description

Viewing is highly recommend to appreciate the convenient location and immaculate accommodation of this bright and spacious three bedroom family home. Built in 2010 the property benefits from modern refinements with high levels of insulation, double glazing and gas central heating with a recently replaced boiler. The kitchen is comprehensively fitted and offers space for a breakfast table, whilst the large living room has views out onto the enclosed south-westerly facing garden. The first floor provides three bedrooms and a luxurious and recently refitted shower room.

Outside the property enjoys a corner plot with a large area of parking and there is a good sized area of garden with gated access to either side of the property. We are also advised that a driveway used to lead into the property from the rear and this could be reinstated if required.

Directions

From our office in Battle High Street proceed in a southerly direction towards Hastings and at the Bannatynes roundabout take the first exit onto The Ridge. Proceed along for some distance passing the hospital on your right and take the next right hand turn into Hillside Road. Proceed along and the property will be found along on the right hand side on the corner with Little Ridge Avenue.

What3Words:///pound.awards.tubes

THE ACCOMMODATION COMPRISES

A covered porch with outside light and double glazed panelled door to

RECEPTION HALL

11' 9" x 4' 3" (3.58m x 1.30m) with stairs rising to first floor landing, laminate flooring, coved ceiling.

CLOAKROOM

with obscured window to front and fitted with a vanity sink unit with tiling behind and a low level wc.

LIVING ROOM

17' 9" x 12' 6" (5.41m x 3.81m) with window looking out to the garden, double patio doors, coved ceiling and a central limestone fireplace with fitted electric fire. Access to large understairs cupboard.



KITCHEN

11' 9" x 9' 5" (3.58m x 2.87m) with window to front and fitted with a range of base and wall mounted kitchen cabinets incorporating cupboards and drawers with integrated Smeg dishwasher, fitted fan oven and space and plumbing for a washing machine and fridge/freezer. There is a large area of wood effect working surface incorporating a stainless steel sink with mixer tap and drainer and a 4 ring induction hob with extractor fan above. A cupboard conceals the gas fired boiler.

FIRST FLOOR LANDING

with window to side, loft access and large linen cupboard.

MAIN BEDROOM

13' 3" x 9' 7" (4.04m x 2.92m) with window taking in views to the rear, laminate flooring.



BEDROOM 2

10' 1" x 7' 10" (3.07m x 2.39m) with window taking in views to the rear.



BEDROOM 3

9' 7" x 7' 8" (2.92m x 2.34m) with window to front.

SHOWER ROOM

7' 7" x 6' 5" (2.31m x 1.96m) with obscured window to front, laminate flooring and fitted with a large shower enclosure with glazed screen and fitted vanity sink unit with cupboards that incorporate a concealed cistern wc. Heated towel rail.

OUTSIDE

The property is approached over a large area of gravel driveway that provides parking with a level lawn to the side that is fence enclosed. To the rear is a fence enclosed area of garden with patio, lawn, raised deck and timber shed. A side passageway and gate connect the front and rear with access to the meters and a separate pathway and gate give access to the other side of the property with an external power point.



COUNCIL TAX

Hastings Borough Council
Band D - £2437.47

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.