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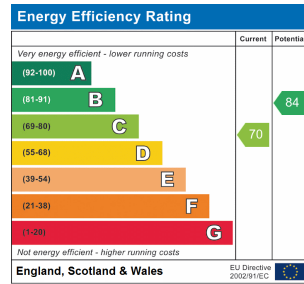
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14 Elphinstone Avenue, Hastings, East Sussex TN34 2DJ

oieo £250,000 freehold

Set in a popular residential location is this attractive mid terrace three bedroom home that requires general updating with gas central heating, double glazing and a level garden.

Mid-Terrace House

3 Bedrooms

Popular Location

Level Garden



Description

This mid terrace family home presents brick elevations below a slate roof with UPVC double glazing and gas central heating throughout. Inside, the property requires general modernisation but retains some characterful features and offers excellent potential to be personalised to individual requirements. There is a garden to the front which may offer potential for parking, subject to the necessary consents, and to the rear a good sized level garden with a gated access to a path to the rear. The property is situated in a very popular location being close to Blacklands Primary School which has an outstanding Ofsted rating, Alexandra Park, the town centre and the mainline station with regular services to London Charing Cross.

Directions

From Battle proceed in a southerly direction towards Hastings and at the Bannatynes roundabout proceed along The Ridge (B2093). Continue along for some distance turning right, opposite the Cemetery, into Elphinstone Road and proceed to the bottom of the hill turning left into Elphinstone Avenue and then left again, still Elphinstone Avenue, where the property will be found along on the right hand side.

What3Words:///narrow.repay.mock

THE ACCOMMODATION

With approximate room dimensions comprises:

COVERED PORCH

With glazed door through to

RECEPTION HALL

13' 7" x 5' 5" (4.14m x 1.65m) With stairs rising to first floor landing, under stairs cupboard housing the gas and electric meter.

LIVING ROOM

15' 2" x 11' 0" (4.62m x 3.35m) With box bay window to front, corner open brick fireplace with tiled hearth.

KITCHEN

7' 2" x 6' 4" (2.18m x 1.93m) Window to rear and fitted with a range of kitchen cabinets incorporating cupboards and drawers with spaces and plumbing for appliances and a working surface incorporating a stainless steel sink with mixer tap and drainer opening onto the



DINING ROOM

14' 2" x 10' 9" (4.32m x 3.28m) With double doors to patio and garden.

FIRST FLOOR LANDING

Loft access.

BEDROOM ONE

15' 10" x 10' 1" (4.83m x 3.07m) With box bay window to front.



BEDROOM TWO

11' 1" x 10' 9" (3.38m x 3.28m) With window to rear, airing cupboard housing gas boiler and water tank.



BEDROOM THREE

9' 7" x 6' 4" (2.92m x 1.93m) Window to front.

BATHROOM

6' 3" x 5' 4" (1.91m x 1.63m) With obscured window to rear, fitted with a white panelled bath with shower and tiled enclosure, low level wc, wash hand basin.



OUTSIDE

To the front is an area of garden with wall and fence enclosures and a pathway leading to the front door. The front garden may offer potential for off-road parking, subject to any necessary consents. To the rear is an area of level garden with an area of patio, shed and a gated access to a footpath to the rear.

COUNCIL TAX

Hastings Borough Council
Band B - £1726.12 (2023/24)

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.