



## 127 Ashford Road, Hastings, TN34 2HY

A STUNNING AND NEWLY REFURBISHED TWO DOUBLE BEDROOM DETACHED BUNGALOW ENJOYING A TUCKED AWAY POSTION IN THE FAVOURED BLACKLANDS AREA OF HASTINGS CLOSE TO LOCAL SCHOOLS, ALEXANDRA PARK, LOCAL BUS SERVICES AND HASTINGS TRAIN STATION.

The property is immaculately presented throughout and has been subject to considerable improvement to include a re-fitted kitchen with integrated appliances & French doors leading out onto the rear garden, a 15'4 x 12'10 living room with media centre, two double bedrooms with fitted wardrobes to bedroom two as well as an impressive family bath/shower room with a stand alone bath and walk-in double shower cubicle. In addition, there is a south facing rear garden with a pathway and personal door into the garage with a private driveway accessed from Ashford Way. The bungalow is set back between Ashford Road and Ashford Way fronting a green area with a pedestrian walkway so there is no passing traffic.

This is a beautiful home and further benefits include gas fired central heating (new boiler 2024), upvc double glazing, feature herringbone flooring and viewing is encouraged to appreciate the quality of finish and high specification throughout. Contact Charles & Co. for an appointment on 01424 259675.

Price £425,000

# 127 Ashford Road, Hastings, TN34 2HY



- Stunning Detached Bungalow
- Impressive Bath/Shower Room
- Open Plan Kitchen/Living Room
- Viewing Considered Essential
- Beautifully Refurbished Throughout
- Favoured Blacklands Area
- South Facing Rear Garden
- Two Double Bedrooms
- Close to Schools, Train Station & Park
- Driveway & Garage

## Reception Hall

16'6 x 5'10 (5.03m x 1.78m)

## Living Room

15'4 x 12'10 (4.67m x 3.91m)

## Kitchen/Breakfast Room

11'5 x 10'10 (3.48m x 3.30m)

## Bedroom One

12'11 x 10'4 (3.94m x 3.15m)

## Bedroom Two

11'10 x 10'11 (3.61m x 3.33m)

## Family Bath/Shower Room

10'8 x 8'9 max (3.25m x 2.67m max)

## Outside

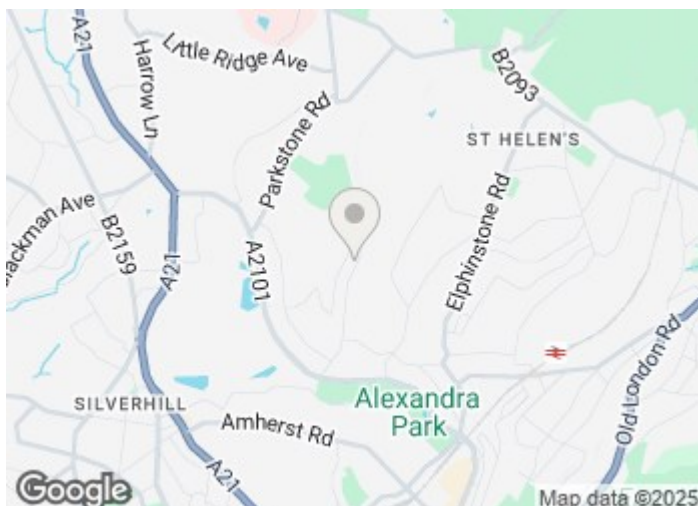
## Front Garden

## Rear Garden

## Driveway

## Garage

16'4 x 7'10 (4.98m x 2.39m)







Floor Plan

GROUND FLOOR  
756 sq.ft. (70.2 sq.m.) approx.



TOTAL FLOOR AREA : 756 sq.ft. (70.2 sq.m.) approx.  
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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	67	75
England & Wales		
	EU Directive 2002/91/EC	