



162 Frederick Road, Hastings, TN35 5AU

A TWO BEDROOM SEMI DETACHED BUNGALOW ENJOYING AN ELEVATED POSITION IN THE POPULAR ORE VILLAGE AREA OF HASTINGS CLOSE TO LOCAL AMENITIES AS WELL AS LOCAL SCHOOLS, BUS SERVICES, ORE MAINLINE RAILWAY STATION AND ACCESS ONTO THE RIDGE LEADING TO THE CONQUEST HOSPITAL, A259 TO RYE & THE A21 TO TUNBRIDGE WELLS & LONDON.

The property has been subject to recent redecoration as well as new carpets and provides accommodation to include a 20'0 x 11'4 sitting/dining room with a picture window, a fitted kitchen with built-in appliances (brand new oven), a modern family bathroom/w.c and a 14'6 x 11'6 main bedroom. In addition there is a 10'8 x 8'1 second bedroom with access out onto the rear garden. Outside there is a driveway providing off road parking, a 20ft garage and an enclosed rear courtyard garden.

Further benefits include gas fired central heating, double glazing and the property is to be sold CHAIN FREE. Viewing is strictly by appointment with Charles & Co.

Price £289,950

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- Semi Detached Bungalow
- 20'0 x 11'4 Sitting/Dining Room
- Driveway & 20ft Garage
- To Be Sold CHAIN FREE
- Two Bedrooms
- Kitchen with Built-in Appliances
- Enclosed Rear Garden
- Close to Ore Village & Schools
- Modern Family Bathroom/W.C
- GCH & Double Glazed

Entrance Hall

Sitting/Dining Room

20'0 x 11'4 (6.10m x 3.45m)

Kitchen

8'5 x 8'2 (2.57m x 2.49m)

Bedroom One

14'6 x 11'6 (4.42m x 3.51m)

Bedroom Two

10'8 x 8'1 (3.25m x 2.46m)

Bathroom/W.C

9'5 x 5'0 (2.87m x 1.52m)

Outside

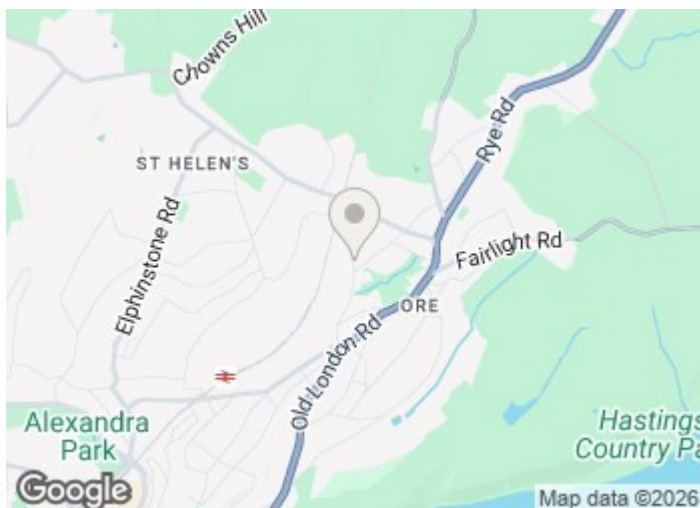
Front Garden

Driveway

Garage

20'3 x 8'2 (6.17m x 2.49m)

Rear Garden





Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, 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 operating or efficiency can be given.
 Made with floorplan 12/08



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		89
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	