



98 Parkstone Road, Hastings, TN34 2NX

AN EXTENDED FIVE BEDROOM, THREE RECEPTION ROOM DETACHED FAMILY HOUSE INCLUDING THE POTENTIAL FOR A ONE BEDROOM ANNEXE CONSIDERED IDEAL FOR MULTI-GENERATIONAL USE OR FOR HOME & INCOME AND SITUATED IN A POPULAR HASTINGS LOCATION CLOSE TO LOCAL AMENITIES, SCHOOLS, ALEXANDRA PARK AND THE CONQUEST HOSPITAL WITH ACCESS FROM THE RIDGE ON THE A21 CONNECTING TO TUNBRIDGE WELLS & LONDON.

The property provides versatile accommodation over two floors to include a large hallway with downstairs cloakroom/w.c, a 17'5 x 11'8 living room with adjoining conservatory and a large kitchen/breakfast room with built-in appliances & a separate dining room. The extended ground floor is nicely laid out to provide a 16'4 x 13'9 dual aspect main bedroom with an en-suite wet room and there is also a private lounge with feature fireplace. To the first floor there are four bedrooms with fitted wardrobes to the main bedroom as well as a family bathroom/w.c.

Outside the level block paved driveway provides off road parking for multiple vehicles and there is also a garage with a personal door leading out onto the 61ft patio & decked rear gardens. Further benefits include gas fired central heating, upvc double glazing and the property is available CHAIN FREE. Viewing is strongly recommended and strictly by appointment with Sole agent Charles & Co.

Price £430,000

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- Five Bedroom Detached House
- Three Reception Rooms
- Plenty of Off Road Parking
- Viewing Considered Essential
- Potential Annexe Accommodation
- Kitchen with Built-in Appliances
- Garage & 61ft Rear Garden
- Perfect Multi-Generational Use
- Family Bathroom & Wet Room
- Close to Amenities & Hospital

Reception Hall

Downstairs Cloakroom/W.C

Living Room

17'5 x 11'8 (5.31m x 3.56m)

Conservatory

9'7 x 7'2 (2.92m x 2.18m)

Kitchen/Breakfast Room

15'0 x 10'0 max (4.57m x 3.05m max)

Dining Room

9'10 x 8'8 (3.00m x 2.64m)

Lounge

12'11 x 10'9 (3.94m x 3.28m)

Downstairs Bedroom

16'4 x 13'9 max (4.98m x 4.19m max)

En Suite Wet Room

8'0 x 4'4 (2.44m x 1.32m)

First Floor Landing

Bedroom One

11'11 x 11'8 (3.63m x 3.56m)

Bedroom Two

11'9 x 9'8 (3.58m x 2.95m)

Bedroom Three

8'9 x 7'5 (2.67m x 2.26m)

Bedroom Four/Study

9'9 x 9'3 max (2.97m x 2.82m max)

Family Bathroom/W.C

8'8 x 5'4 (2.64m x 1.63m)

Outside

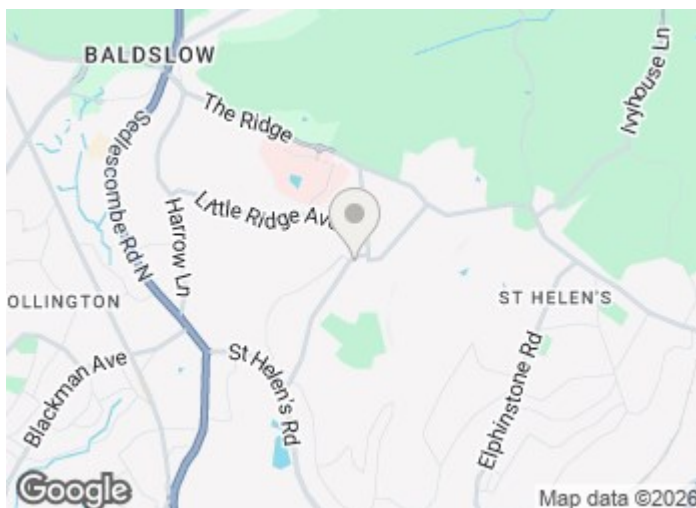
Front

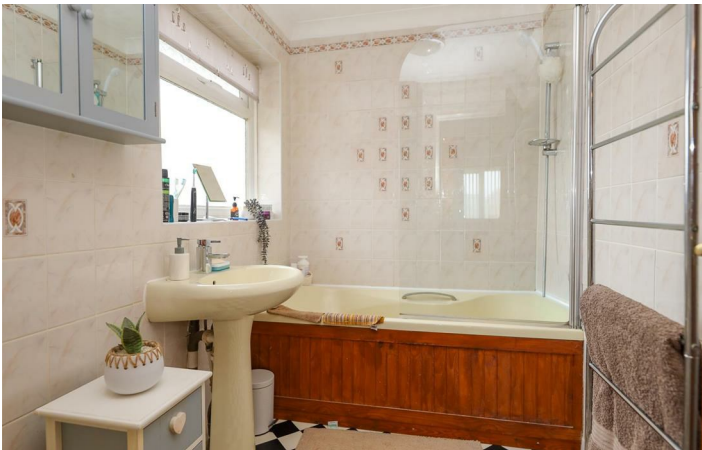
Driveway

Garage

Rear Garden

61'0 (18.59m)





Floor Plan



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			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		70	82
England & Wales		EU Directive 2002/91/EC	