



## 19 Grange Road, Hastings, TN34 2RL

AN IMMACULATELY PRESENTED THREE DOUBLE BEDROOM DETACHED BUNGALOW OCCUPYING A PLOT OF APPROXIMATELY 0.3 ACRES AND SITUATED IN THE FAVOURED ST HELENS WOOD AREA OF HASTINGS WITHIN IMMEDIATE WALKING DISTANCE OF ST HELENS WOOD ITSELF AND BEING CLOSE TO THE CONQUEST HOSPITAL, LOCAL SCHOOLS & AMENITIES AS WELL AS ACCESS FROM THE RIDGE ONTO THE A21 CONNECTING TO TUNBRIDGE WELLS & LONDON.

The property provides versatile accommodation to include a spacious entrance vestibule with skylight, a reception hall and a dual aspect living room with feature fireplace, fitted wood burner & French doors leading to and overlooking the rear gardens. There is an impressive dual aspect kitchen/breakfast room with built-in Zanussi appliances and French doors again leading out into the gardens. Two of the principal bedrooms have fitted wardrobes with an 11'10 x 9'6 third bedroom/dining room and there is also a re-fitted family bathroom/w.c with over bath shower unit.

Outside, there is a full width driveway providing off road parking for several vehicles, a garage and a particular feature of the property is the 160ft x 65ft patio & lawned rear garden which enjoys a south westerly aspect. Further benefits include gas fired central heating, double glazing and the property is to be sold CHAIN FREE. Early viewing is recommended and is strictly by appointment via Charles & Co.

Price £565,000

## 19 Grange Road, Hastings, TN34 2RL



- Immaculate Detached Bungalow
- Occupies 0.3 Acre Plot
- Driveway for Several Vehicles
- Viewing Considered Essential
- Three Double Bedrooms
- Living Room with Wood Burner
- Garage & 160ft Rear Garden
- Favoured St Helens Wood Area
- Re-Fitted Kitchen & Bathroom
- To Be Sold CHAIN FREE

### Reception Vestibule

11'3 x 5'7 (3.43m x 1.70m)

### Reception Hall

12'8 x 5'10 (3.86m x 1.78m)

### Living Room

15'0 x 11'11 (4.57m x 3.63m)

### Kitchen/Breakfast Room

12'0 x 10'0 (3.66m x 3.05m)

### Bedroom One

13'0 x 10'0 (3.96m x 3.05m)

### Bedroom Two

12'0 x 10'6 (3.66m x 3.20m)

### Bedroom Three/Dining Room

11'10 x 9'6 (3.61m x 2.90m)

### Family Bathroom/W.C

7'5 x 6'8 (2.26m x 2.03m)

### Outside

#### Front Garden

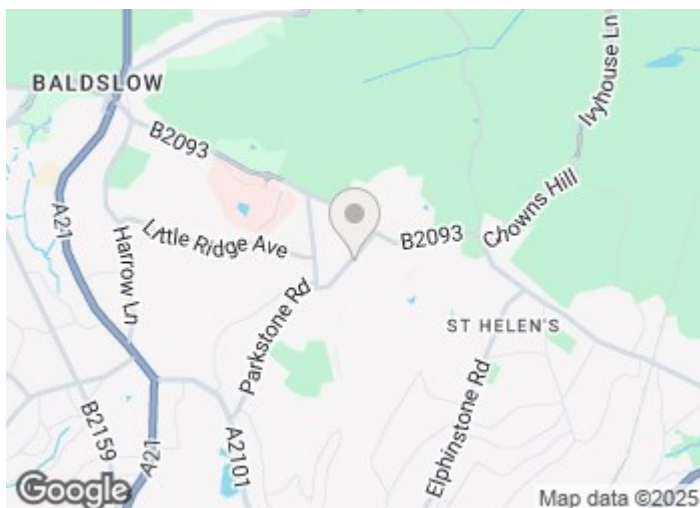
#### Driveway

#### Garage

16'6 x 9'0 (5.03m x 2.74m)

#### Rear Garden

160'0 x 65'0 (48.77m x 19.81m)









Floor Plan

GROUND FLOOR  
1035 sq.ft. (96.1 sq.m.) approx.



TOTAL FLOOR AREA : 1035 sq.ft. (96.1 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		
England & Wales		EU Directive 2002/91/EC