



**41 Oakfield Road,
Hastings, East Sussex TN35 5AX
Offers In Excess Of £175,000**

This well presented two bedroom older style property enjoys a lovely rear garden backing onto woodland with the advantage of OFF ROAD PARKING to the front. The property benefits from double glazing, gas fired central heating and accommodation comprising of an entrance hall, lounge, kitchen/diner, to the first floor two double bedrooms and a bathroom/wc. The property enjoys useful storage below the driveway with a large walk-in storage area and further underhouse storage which houses the boiler and could be used as a utility room. The area is well served for amenities within Ore Village and convenient road links to the The Ridge and seafront promenade. Early viewings are highly recommended via appointed sole agents Rush Witt & Wilson for this well presented property within this popular road.

Entrance Hall

Double glazed upvc entrance door to front, double glazed opaque window, radiator, vinyl flooring, carpeted stairs rising to the first floor, understairs storage cupboard.

Lounge

11'6 x 10'7 (3.51m x 3.23m)

Double glazed window to front, carpet as laid, radiator, power points, centre piece electric fire with decorative surround and mantel, tv aerial point, double radiator, telephone point.



Kitchen/Diner

11'5 x 9'2 (3.48m x 2.79m)

Large double glazed window to rear with a verdant outlook and an elevated view onto the garden, space for table and chairs, radiator, further single glazed windows to side, modern range of matching wall and base units with work surfaces over, stainless steel sink unit with side drainer, space and plumbing for washing machine, space for concealed fridge/freezer, fitted gas hob with oven set below, part tiled walls.



First Floor

Landing

Access to loft space, doors off to the following:

Bedroom One

10'9 x 9'4 (3.28m x 2.84m)

Double glazed window to front, wall of fitted wardrobes with sliding mirrored doors, laminate flooring, power points, radiator, fitted shelving.



Bedroom Two

11'7 x 9' (3.53m x 2.74m)

Double glazed picture window to rear with an elevated view onto the rear garden with pleasant townscape views beyond, carpet as laid, power points, tv aerial point, radiator.



Bathroom/WC

7'9 x 6'9 (2.36m x 2.06m)

Double aspect with double glazed opaque windows to front and rear, matching white suite comprising of a panel enclosed bath with mixer spray and an independent shower over, pedestal wash hand basin, low level wc, vinyl flooring, part tiled walls, laddered heated towel rail, shelved recess, extractor fan.



Outside

Front Garden

Externally to the front the property benefits from off road parking with steps to the entrance door. Below the off road parking there is useful storage measuring approximately 11'9 x 9'2 (3.58m x 2.79m).

Rear Garden

Patio to the immediate rear, outside tap, area of lawn with tiered areas, pathway to the side, shed to rear, backing onto woodland enjoying a wonderful sunny aspect. Below the property is a useful UNDERHOUSE STORAGE area measuring approximately 12'3 x 9'4 (3.73m x 2.84) with a wall mounted boiler, light and power, offering space for white appliances and storage.



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.

