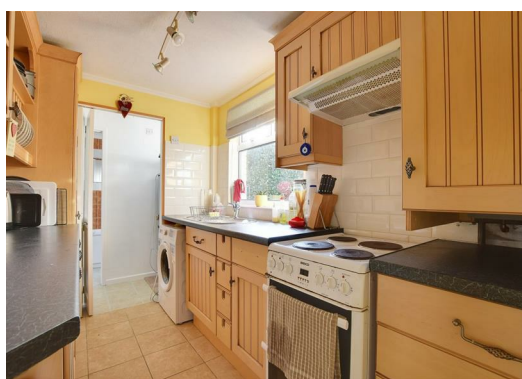




**99 The Ridge,
Hastings, Sussex TN34 2AB
Guide Price £180,000**

GUIDE PRICE: £180,000-£190,000. An exemplary spacious mid terraced house. Internally the property is superb, offering an entrance lobby, entrance hallway, living room, spacious dining room, modern fitted kitchen, rear lobby with access to a modernised bathroom, to the first floor two double bedrooms. To the rear a south facing garden. The property has been updated with a healthy blend of character features and modern refinements and would offer any discerning buyer an extremely convenient move to a stylish home. The property is ideally situated and gives ease of access to convenient road links to amenities, schooling, the Conquest Hospital and the A21. Early internal viewings are considered essential to appreciate the quality of this fine home and can be arranged via appointed sole agents Rush Witt & Wilson.



Inner Lobby

Part glazed upvc entrance door to front, part glazed door leading through to:

Entrance Hall

Coved ceiling, carpet as laid, boxed meter cupboards, stairs rising to the first floor, doors off to the following:

Dining Room

10'7 x 10'7 (3.23m x 3.23m)

Double glazed window to front, radiator, coved ceiling, feature fireplace housing an inset gas fire, power points, carpet as laid.

Lounge

13'10 x 10'6 (4.22m x 3.20m)

Upvc French doors to rear leading out to the garden, coved ceiling, carpet as laid, tv aerial point, radiator, understairs storage cupboard, carpet as laid, power points, opening to:

Kitchen

10'1 x 6'9 (3.07m x 2.06m)

Double glazed window to side, range of modern matching wall and base units with work surfaces over, stainless steel sink unit with side drainer and mixer tap, space for freestanding electric cooker with extractor hood above, part tiled walls, power points, space and plumbing for washing machine, integrated fridge/freezer, tiled flooring, part glazed bi-fold door leading through to:

Lobby

Access to loft space, part glazed aluminium door leading out to the rear garden, tiled flooring, space for fridge/freezer, wooden bi-fold doors leading through to:

Bathroom/WC

Double glazed opaque window to side, panel enclosed bath with wall mounted power shower and glass shower screen, low level wc, pedestal wash hand basin, laddered heated towel rail, tiled walls and floor.

First Floor

Landing

Access to loft space, coved ceiling, doors off to the following:

Bedroom One

13'10 x 10'7 (4.22m x 3.23m)

Two double glazed windows to front, coved ceiling radiator, carpet as laid, built in wardrobe.

Bedroom Two

13'10 x 10'7 (4.22m x 3.23m)

Double glazed window to rear overlooking the garden, radiator, coved ceiling, carpet as laid, feature fireplace.

Outside

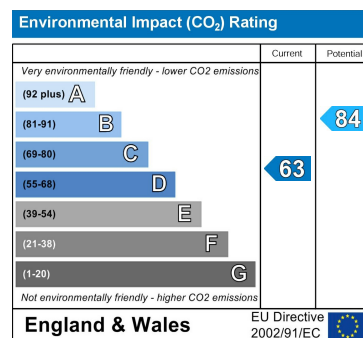
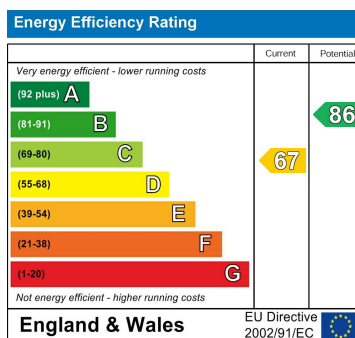
Rear Garden

Patio area to the immediate rear, raised area of decking, mature trees and shrubs to border, enclosed with close board timber fencing, garden shed.

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.



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