

**RUSH
WITT &
WILSON**



28 Fearon Road, Hastings, Sussex TN34 2DL
Offers In Excess Of £300,000

This attractively positioned three bedroom semi detached house enjoys handsome kerb appeal and an appealing frontage of generous lawn with a feature stream, driveway, garage with gardens that run down the side of the property through to an enclosed rear garden. The property is well proportioned and would likely be redecorated with accommodation offering an entrance porch, hallway, cloakroom/wc, open plan lounge/diner with feature patio doors affording direct views onto its handsome frontage, modern style fitted kitchen with ample space for appliances and a conservatory with views onto the rear garden. To the first floor there are three well proportioned bedrooms and a modern shower room/wc. The property offers a range of double glazing to the front and single glazed windows to the rear, together with gas fired central heating. The location is a short distance from the picturesque Alexandra Park and is central to a range of amenities, schools, road links and bus routes and is found in the heart of the favoured Blacklands area of Hastings. The property is offered for sale with no onward chain and as instructed sole agents we would encourage early viewings for this unique property within this sought after road.



Entrance Porch

Double glazed with sliding doors to front, tiled floor, part glazed leaded light wooden door leading through to:

Entrance Hall

Window to rear overlooking the rear garden, stairs rising to the first floor, wall mounted thermostat control, deep understairs storage cupboard housing gas and electric meter, radiator, doors off to the following:

Lounge

19'1 x 12'2 (5.82m x 3.71m)

Window to side, large double glazed sliding patio doors to front enjoying beautiful views over its generous front frontage of lawn, tree and stream offering a picturesque outlook and a good source of natural light, radiator, carpet as laid, fitted gas fire with stone surround, ample power points.

Kitchen

10'2 x 10'1 (3.10m x 3.07m)

Range of modern style matching wall and base units with work surfaces over, stainless steels ink unit with side drainer and mixer tap, space and plumbing for washing machine, space for cooker, space for freestanding fridge/freezer, space for tumble dryer, concealed boiler, part tiled walls, tiled floor, fitted airing cupboard housing hot water tank with slatted shelves, window and part glazed door lead through to:

Conservatory

9'8 x 9' (2.95m x 2.74m)

Double glazed to three sides, doors leading out to the rear garden enjoying pleasant views onto the garden, power points, telephone point, wall mounted heater, tv aerial point.

Cloakroom/WC

Opaque window to rear, low level wc, wash hand basin, radiator, tiled walls.

First Floor

Landing

Window to side, access to loft space, doors off to the following:

Bedroom One

14'3 x 10'1 (4.34m x 3.07m)

Double glazed window to front with a pleasant verdant outlook, radiator, range of fitted wardrobes, power points, telephone point,

Bedroom Two

11'1 x 8'5 (3.38m x 2.57m)

Double glazed window to front with a pleasant verdant outlook, fitted desk and shelving, radiator, recessed hanging rail with shelving,

Bedroom Three

10'2 x 10'2 (3.10m x 3.10m)

Window to rear enjoying an elevated view onto the garden, radiator, carpet as laid.

Shower Room/WC

7'8 x 5'2 (2.34m x 1.57m)

Opaque window to rear, large walk-in double shower cubicle with a tiled enclosure, large shower screen and wall mounted shower control, vanity wash hand basin with cupboards set below, low level wc with dual flush, tiled walls, radiator.

Outside

Front Garden

The property enjoys fabulous kerb appeal with the property being well set back from Fearon Road and what is offered inbetween is an expanse of

lawn with central stream, attractive flower bed borders and shrubs, a driveway provides off road parking and leads to:

Detached Garage

Up and over, door, pitched roof, window to rear.

side & Rear Gardens

The gardens run to the side of the property with further raised flower beds, close board timber fencing to boundaries flowing through to the rear garden which offers a further area of lawn which narrows as the garden deepens with a further stream.

Agents Note

None of the services or appliances mentioned in these sale particulars have been tested.

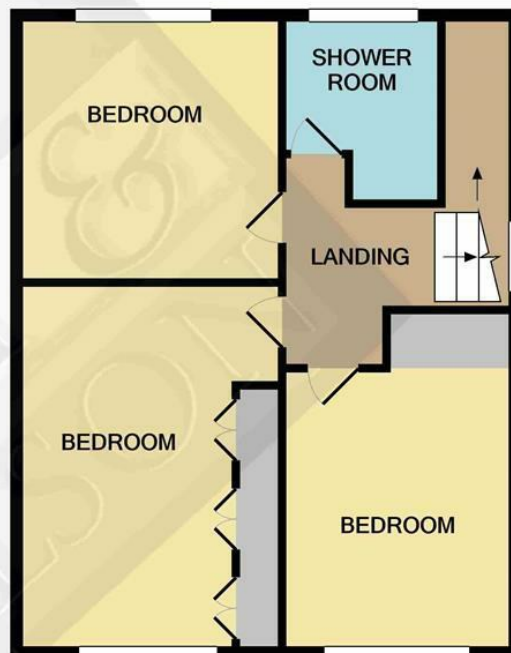
It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.







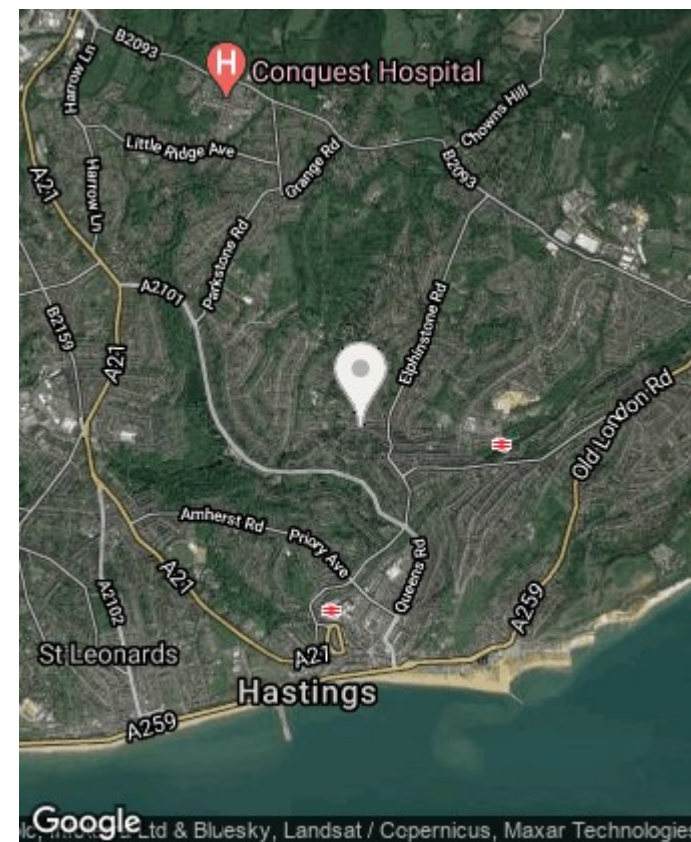
GROUND FLOOR
APPROX. FLOOR
AREA 573 SQ.FT.
(53.2 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 466 SQ.FT.
(43.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 1039 SQ.FT. (96.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	42	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

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