



**36 Ghyllside Avenue,
Hastings, Sussex TN34 2QH
£379,950**

Rush Witt & Wilson are proud to bring to the market this renovated and refurbished three bedroom detached bungalow found in a highly sought after tree lined road favoured for its close proximity to local amenities, the Conquest Hospital and local bus routes offering easy access to the town centre. The property has been subject to considerable improvements by the current owner and affords an entrance hall, open plan lounge/diner, open plan modern fitted kitchen with integrated appliances and breakfast room, three well proportioned bedrooms and a generous bath/shower room/wc. Attractive gardens are found the rear giving a pleasant sunny aspect, to the front an area of garden together with a driveway affording ample off road parking and a long garage with utility space set behind. Offered for sale with no onward chain, viewings are sought from buyers looking for an extremely well proportioned property in a desirable location and can be arranged via sole agents Rush Witt & Wilson.

Entrance Hall

Entrance door to front, wood effect laminate flooring, radiator, thermostat control, access to loft space, cloaks cupboard housing gas and electric meters, doors off to the following:

Lounge/Diner

21'9 x 12'1 (6.63m x 3.68m)

Double glazed French style doors to rear providing views and access onto the garden, two separate radiators, wood effect laminate flooring, connecting access through to:



Glazed Side Lobby

Double glazed window to rear, door leading through to the utility area and garage (described later).

Kitchen/Breakfast Room

16'7 x 12'7 (5.05m x 3.84m)

Brand new range of modern matching wall and base units with work surfaces over, one and a quarter bowl sink unit with side drainer and mixer tap, induction hob with extractor above and oven and grill set below, inset dishwasher, fitted and concealed fridge and freezer, wall mounted concealed boiler, double glazed window to side, interconnecting through to the breakfast area which offers a return of the work surface, double glazed French style doors to rear, double glazed window to side providing views and access onto the garden, wood effect laminate flooring, radiator.



Bedroom One

12'1 x 11'10 (3.68m x 3.61m)

Double glazed window to front, radiator, carpet as laid.



Bedroom Two

11'8 x 9'9 (3.56m x 2.97m)

Double glazed window to front, radiator, carpet as laid, wardrobe recess.



Bedroom Three

8'7 x 8'6 (2.62m x 2.59m)

Double glazed window to side, radiator, carpet as laid, wardrobe recess.



Bath/Shower Room/WC

9' x 8'1 (2.74m x 2.46m)

Two separate double glazed opaque windows to side, double shower cubicle with full height glazed shower screen, handheld shower and drench shower above, pedestal wash hand basin with mixer tap, low level wc.



Outside

Front Garden

Area of lawn, boundary wall, rose bed borders and mature shrubs, pathway leading to a gated side access to the right hand side, to the left hand side a long driveway in front of the garage, further area of patio leading to the front door with external lighting.

Garage

20' x 8' (6.10m x 2.44m)

With up and over door, light and power, insulated.

Rear Garden

Enjoying a sunny aspect with patio area to the immediate rear, area of lawn with close board timber fencing to its boundaries, fruit trees, well stocked with mature shrubs, shed to the far corner, additional shed, area of patio to the side of the property with a large raised flower bed, water tap, ample bin storage area. Behind the garage and accessed via the Side Lobby there is access to:



Utility Room

Ample space for storage and appliances.

Agents Note

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

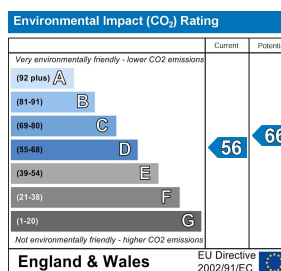
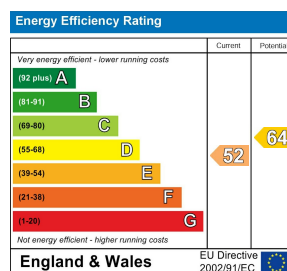
It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.



TOTAL APPROX. FLOOR AREA 1172 SQ.FT. (108.9 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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