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**Linwood Warren Road, Hastings, TN35 4AN**  
**Guide Price £650,000 Freehold**

Rush Witt & Wilson are pleased offer a substantial detached property occupying a generous sloping plot, the spacious, well presented and versatile accommodation will appeal to a variety of buyers. The property comprises a double aspect reception room with living area to the front, double doors opening onto the garden and a dining area, a separate reception room which could be utilised as a ground floor bedroom, kitchen/breakfast room with double doors leading onto the rear garden, a central reception area with stairs rising to the first floor where there are three further double bedrooms, a cloakroom and bathroom. Sea views can be enjoyed from many of the first floor rooms. Outside wc and store.

The gardens and grounds are a particular feature, containing a variety of shrubs, plants and seasonal flowers, there is a tandem carport and two substantial timber outbuildings considered ideal for a variety of purposes, subject to any necessary consents, there is also a further summer house with decked terrace. Linwood occupies a tucked away location, accessed via a shared unmade lane, off of Battery Hill, in an elevated position within the High Weald Area of Outstanding Natural Beauty with a Country park / Nature Reserve adjoining. Village amenities include a public house / restaurant and an active community hall. Further shopping, primary and secondary school, sporting and recreational facilities can be found in the nearby Historic Coastal Town of Hastings and the Ancient Cinque Port Town of Rye. Rye railway station provides services to Ashford International and connecting, high speed, services to London. At nearby Pett Level there is access to miles of shingle beach that extends from the cliffs at Fairlight to a nature reserve at Rye Harbour, this forms part of the stunning coastline of the Rye Bay. For further information and to arrange a viewing please call our Rye Office 01797 224000.





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Floor 0



Floor 1



**Approximate total area<sup>(1)</sup>**

124.2 m<sup>2</sup>

1335 ft<sup>2</sup>

**Reduced headroom**

0.9 m<sup>2</sup>

9 ft<sup>2</sup>

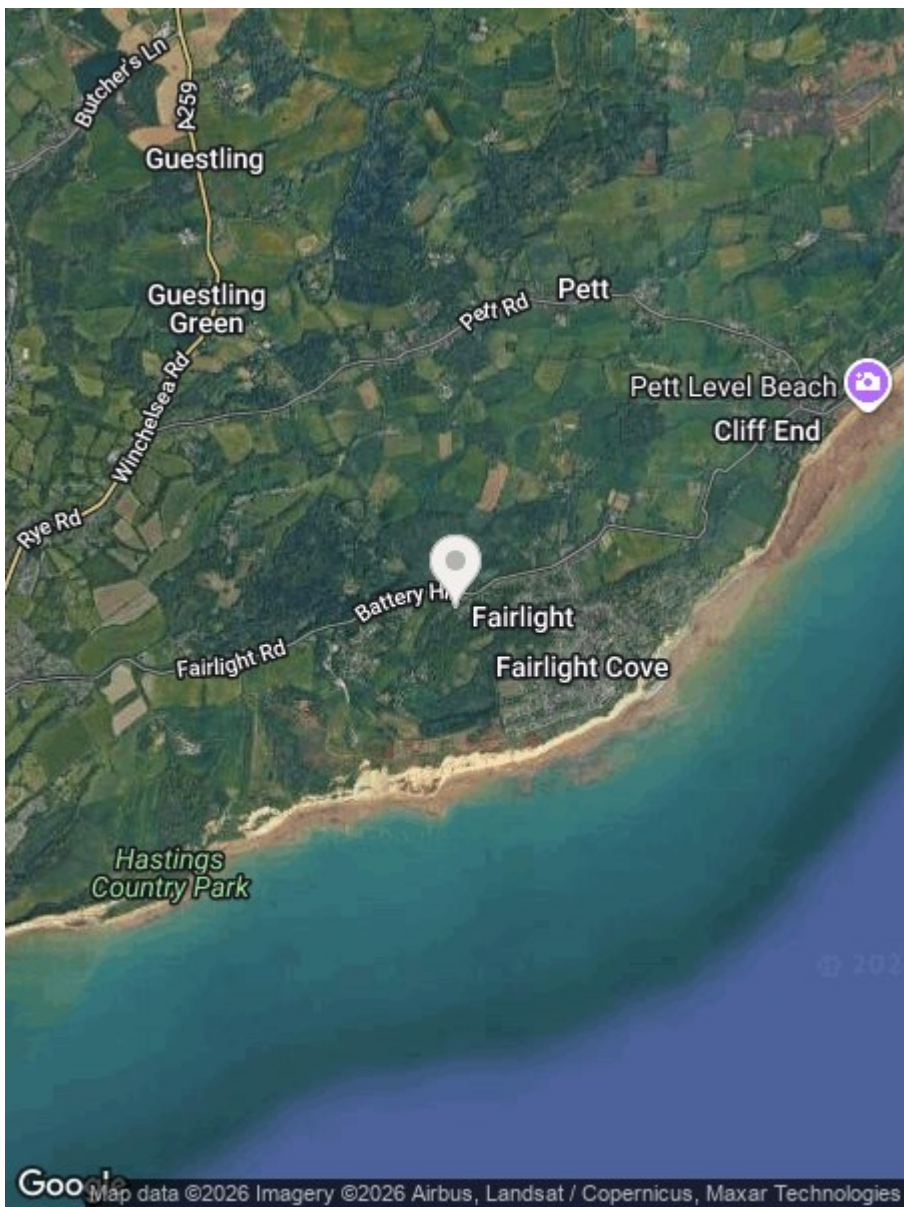
(1) Excluding balconies and terraces

Reduced headroom

----- Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

**GIRAFFE360**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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

Council Tax Band - F

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice:

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Rush, Witt & Wilson in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Rush, Witt & Wilson nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).
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4. VAT: The VAT position relating to the property may change without notice.
5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://rushwittwilson.co.uk/privacy-policy>

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