

**RUSH  
WITT &  
WILSON**



**471 The Ridge, Hastings, Sussex TN34 2RT  
Offers In The Region Of £269,950 Freehold**

Nestled on the Northern outskirts of Hastings, this charming end of terrace house offers a delightful living experience. With two well-proportioned double bedrooms and a modern family bathroom, this property is perfect for small families or couples seeking a comfortable home. Upon entering, you are greeted by a bright living room that boasts a lovely front aspect, creating a warm and inviting atmosphere. The separate dining room provides a cosy space for relaxation and leads seamlessly flows into a contemporary fitted kitchen at the rear of the house. This well-presented accommodation is designed for both functionality and style, making it ideal for modern living. The first floor features two double bedrooms, each equipped with built-in storage, ensuring ample space for your belongings. The family bathroom is thoughtfully designed, featuring a bath with a shower and screen over, catering to all your bathing needs. Outside, the property benefits from an enclosed rear garden, which includes a patio area perfect for al fresco dining, alongside a level expanse of lawn that offers a wonderful space for outdoor activities or simply enjoying the fresh air. The house itself also has a driveway to the front making parking after a long commute that much easier. Conveniently located, this home is within easy reach of local shops, schools, transport links, and the Conquest Hospital, making it an excellent choice for those seeking both comfort and accessibility. This end of terrace house is a true gem, ready to welcome its new owners.









Floor 0



Floor 1



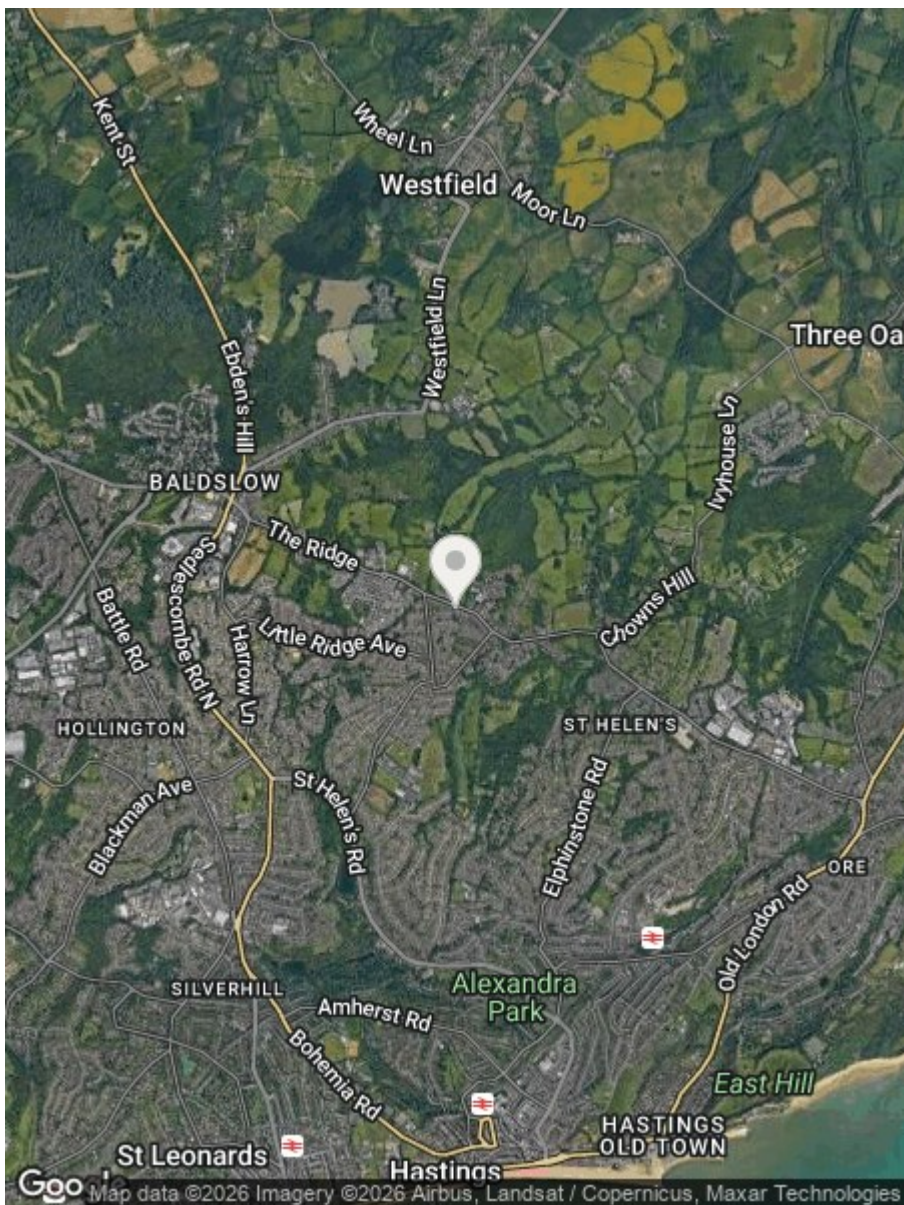
Approximate total area<sup>(1)</sup>

61.9 m<sup>2</sup>

664 ft<sup>2</sup>

(1) Excluding balconies and terraces

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



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC | 79        |

| 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 |                         |           |
| England & Wales                                                 | EU Directive 2002/91/EC |           |

Council Tax Band - A

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:

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