

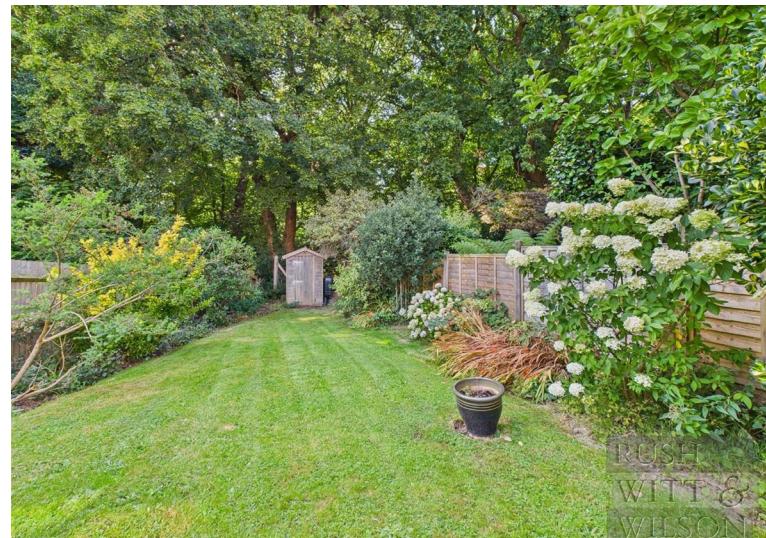
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**21 Ghyllside Avenue, Hastings, TN34 2QA**  
**Guide Price £325,000 - £350,000 - Freehold**

\*\*\*GUIDE PRICE £325,000 - £350,000\*\*\* Nestled in the tranquil Ghyllside Avenue, Hastings, this charming three-bedroom semi-detached house presents a rare opportunity. This well-maintained home boasts two inviting reception rooms, perfect for both relaxation and entertaining. The property features three comfortable bedrooms, providing ample space for family living or guests. The modern shower room is conveniently located, ensuring ease of access for all. One of the standout features of this home is the delightful sunroom at the rear, which overlooks the serene woodlands, creating a peaceful retreat to enjoy the natural surroundings. The house is situated in a quiet location, making it an ideal choice for those seeking a peaceful lifestyle. Off-street parking is available for two vehicles, along with a garage, providing both convenience and security for your vehicles. Throughout the property, you will find it well presented, offering a canvas for you to apply your own personal style and make it your own. With no onward chain, this home is ready for you to move in and start creating your own memories. This property is a wonderful opportunity for families or individuals looking for a charming home in a desirable area. Don't miss your chance to view this delightful residence in Hastings.









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

88.6 m<sup>2</sup>

954 ft<sup>2</sup>

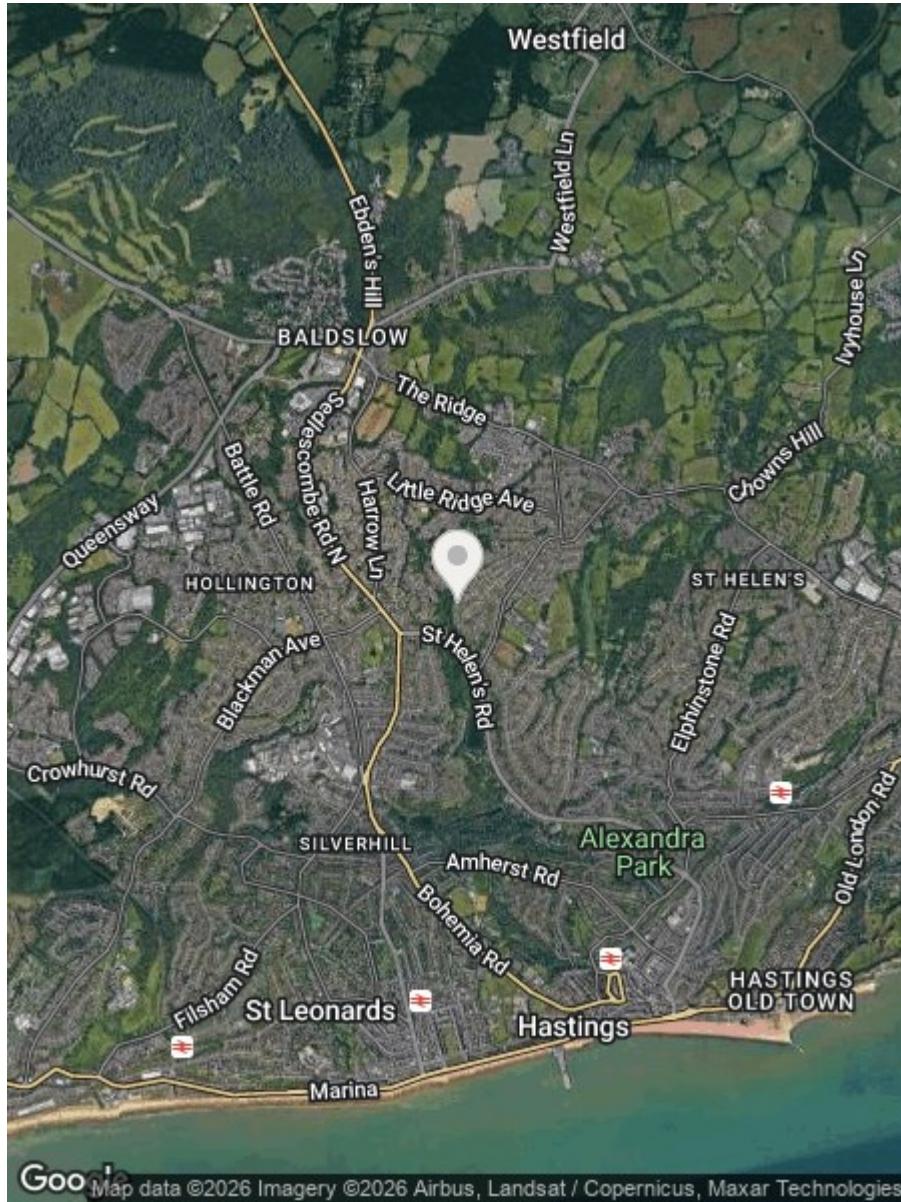
Floor 0 Building 1



(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.

Floor 1 Building 1



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	72
(81-91)	B	
(69-80)	C	
(55-68)	D	48
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		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		
England & Wales		EU Directive 2002/91/EC

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.

Council Tax Band – C

A property may be subject to restrictive covenants and a copy of the title documents are available for inspection.

If you are seeking a property for a particular use or are intending to make changes please check / take appropriate legal advice before proceeding.

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