

**RUSH
WITT &
WILSON**



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WITT &

17 Greville Road, Hastings, East Sussex TN35 5AL
Offers In The Region Of £285,000 Freehold

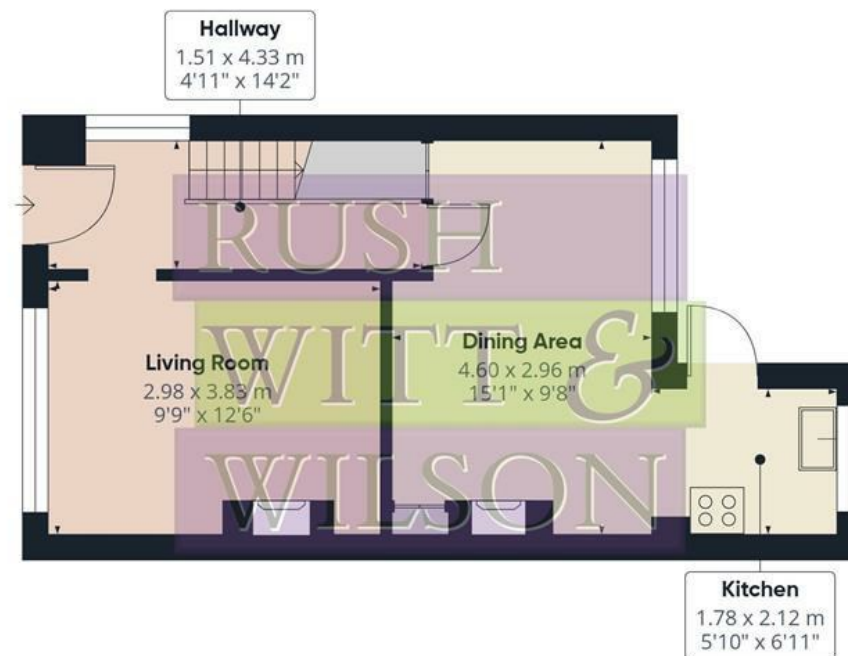
CHAIN FREE

Nestled on the sought-after Greville Road in Hastings, this charming three-bedroom semi-detached house offers a delightful blend of space and modern living. Boasting stunning elevated views of the sea, this property is a true gem, presented in excellent decorative order. Upon entering, you are welcomed by an inviting entrance lobby that leads into a spacious main reception room, complete with a feature fireplace that adds a touch of warmth and character. The modern fitted kitchen/diner at the rear is perfect for family gatherings, offering lovely views of the garden, making it a wonderful space for both cooking and entertaining. The first floor comprises three well-proportioned bedrooms, providing ample space for family or guests, along with a contemporary bathroom that features a WC. Each room is designed to maximise comfort and functionality, ensuring a pleasant living experience. The rear garden is a standout feature, basking in natural sunlight throughout the day. It includes a patio area ideal for al fresco dining and a raised lawn area, perfect for children to play or for gardening enthusiasts to cultivate their green fingers. Conveniently located, this property is within easy reach of the amenities in Ore Village, as well as excellent road links from The Ridge, the Conquest Hospital, and local schools. This makes it an ideal choice for families and professionals alike.







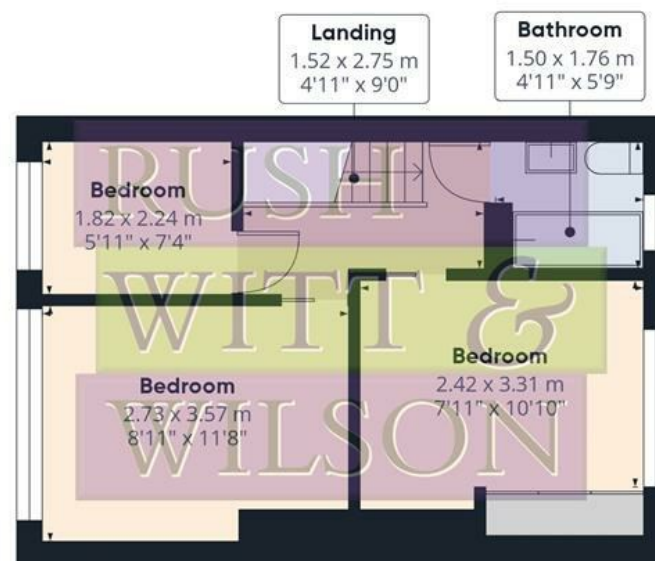


Floor 0

Approximate total area⁽¹⁾

62.8 m²

674 ft²



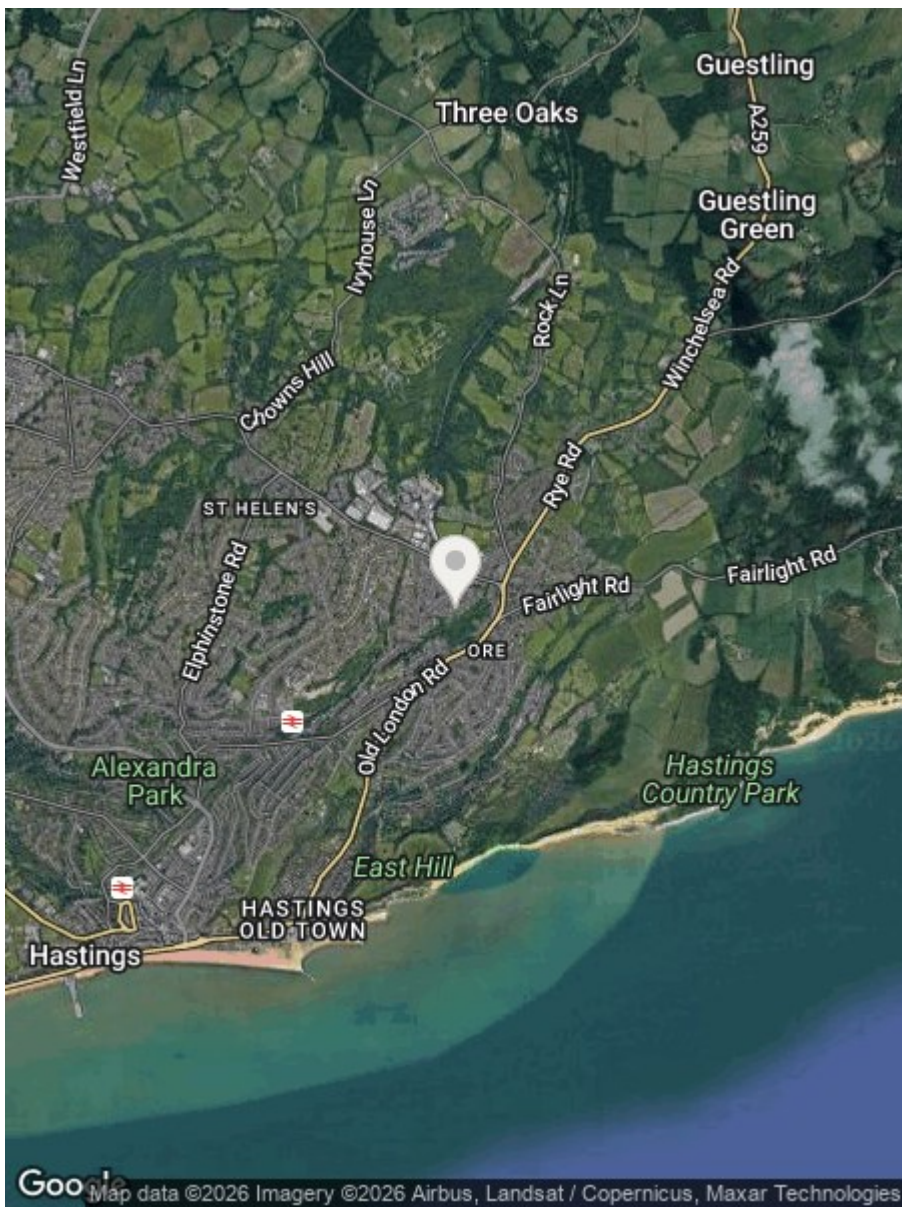
Floor 1

(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.

GIRAFFE 360





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		
	54	84
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

Council Tax Band - B

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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