

**RUSH
WITT &
WILSON**



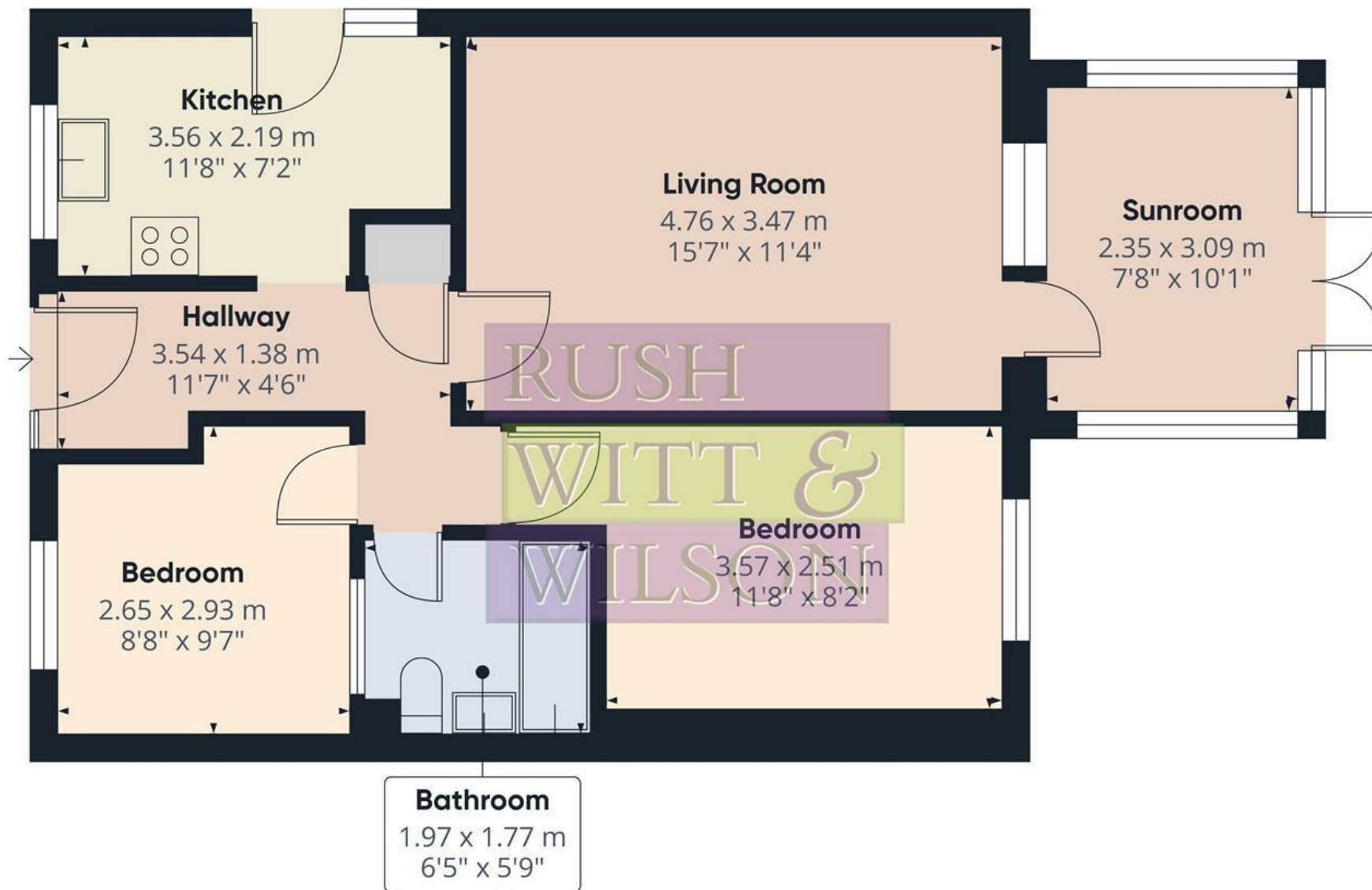
10 Piltdown Close, Hastings, East Sussex TN34 1UU
£249,950 Freehold

Nestled in the charming Piltdown Close, Hastings, this delightful two-bedroom, attached bungalow presents an ideal opportunity for those seeking a comfortable and stylish home. Spanning a generous 57 square meters, the property is perfectly designed for those looking to downsize. Upon entering, you are greeted by a spacious living room that serves as a perfect retreat for relaxation after a long day. The well designed floor plan seamlessly integrates the living space with the kitchen. Both bedrooms are generously sized, providing ample space for rest and rejuvenation. The modern bathroom is a highlight, featuring a bath that invites you to indulge in a soothing soak. Additionally, the sunroom bathes the home in natural light, creating a serene atmosphere ideal for quiet reading, enjoying a cup of coffee, or simply reflecting on the day. This property also offers parking for one vehicle, adding to the convenience of living in this delightful residential area. Whether you are a first-time buyer or looking to downsize, this charming abode is sure to meet your needs and exceed your expectations.









Approximate total area⁽¹⁾

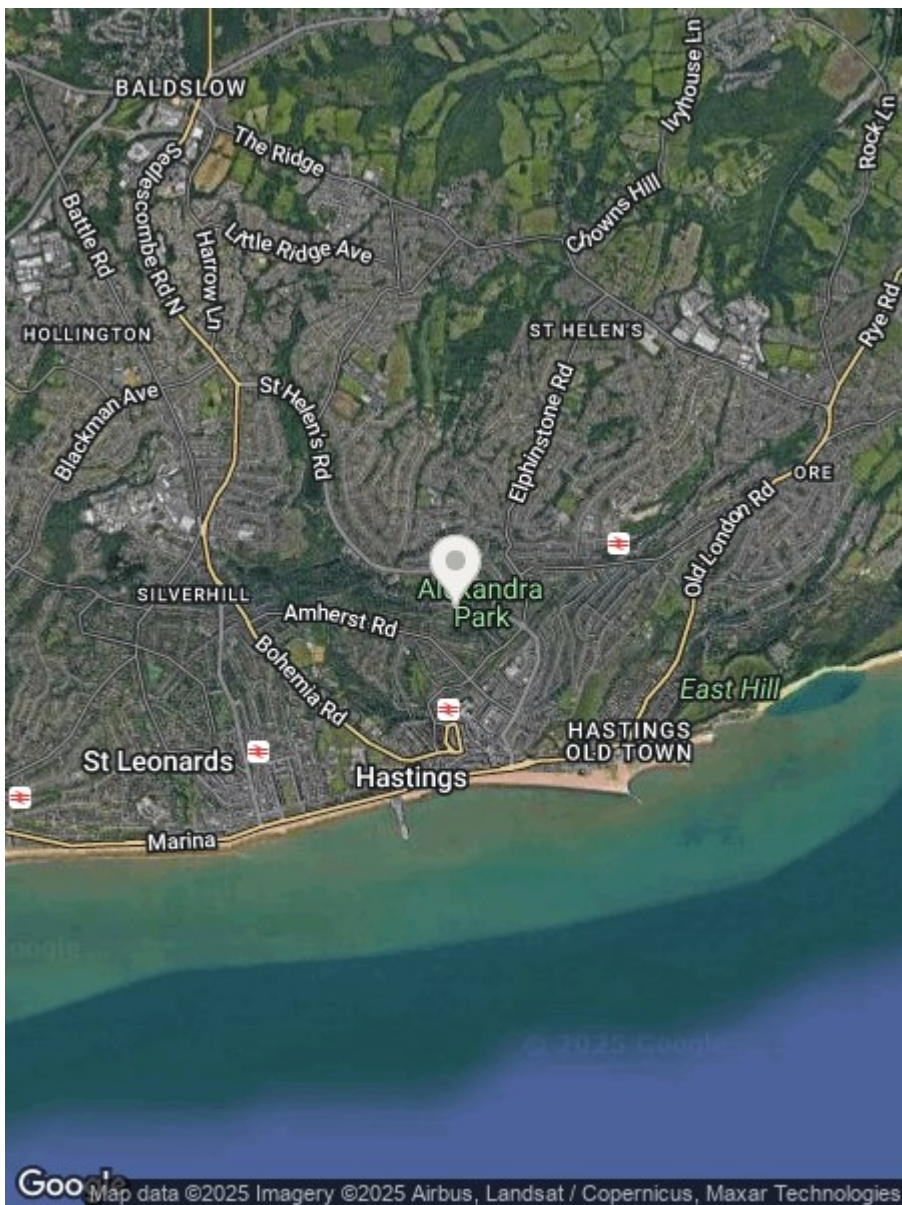
57.3 m²

617 ft²

(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		
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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