

**RUSH
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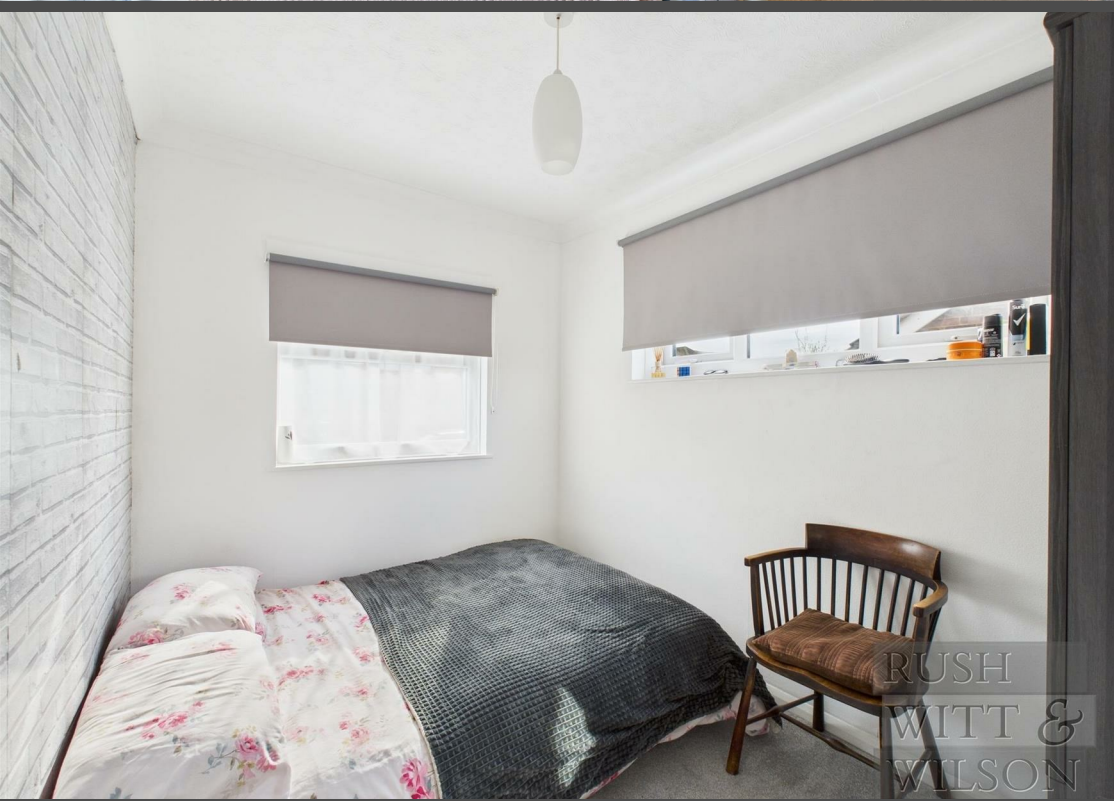
RUSH
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**97 Park View, Hastings, TN34 2PD
Guide Price £300,000 - £325,000 Freehold**

**** Guide Price £300,000 - £325,000 **** Nestled in the sought-after area of Park View, Hastings, this charming semi-detached chalet-style bungalow offers a delightful blend of comfort and modern living. With two well-proportioned bedrooms and two inviting reception rooms, this property is perfect for those seeking a tranquil retreat close to the vibrant heart of the town. Upon entering, you are greeted by a welcoming entrance hall that leads to a spacious west-facing sitting room. This room boasts far-reaching views over Hastings and towards Alexandra Park, providing a picturesque backdrop for relaxation and entertaining. The re-fitted kitchen, also with a westerly aspect, is designed to maximise natural light and offers stunning views, making it a delightful space for culinary pursuits. The bungalow features a modern re-fitted bathroom/shower room, ensuring convenience and comfort for its resident. Outside, the large back garden presents a wonderful opportunity for outdoor enjoyment, whether it be gardening, entertaining, or simply unwinding in the fresh air. Additionally, the property benefits from off-road parking for one vehicle, adding to the convenience of this lovely home. This beautifully presented bungalow is not only a perfect family home but also an excellent investment opportunity in a desirable location, close to the scenic Alexandra Park. With its appealing features and prime position, this property is sure to attract interest from a variety of buyers and we look forward to showing you around.









Floor 0



Floor 1

Approximate total area⁽¹⁾

738.84 ft²
68.64 m²

Reduced headroom

45.98 ft²
4.27 m²

(1) Excluding balconies and terraces

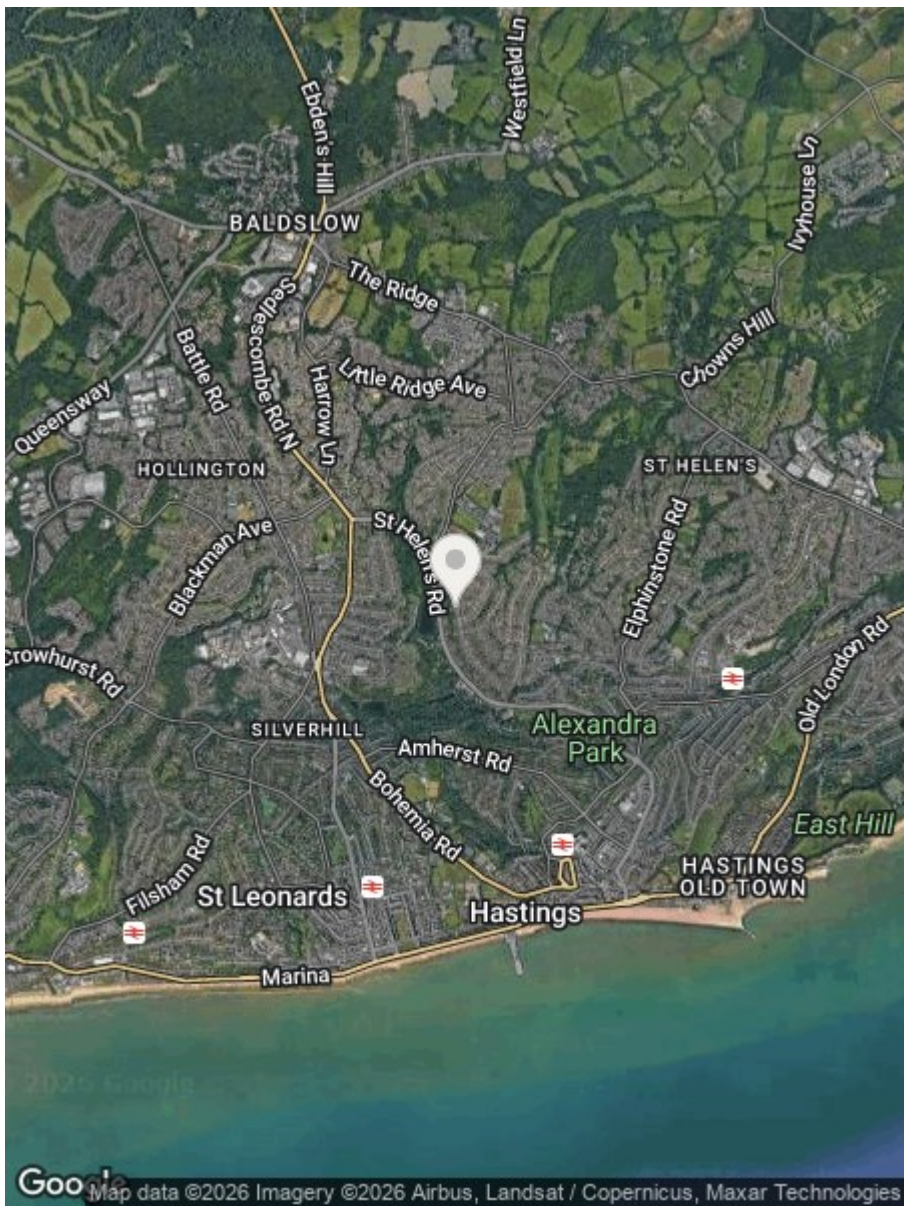
Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	59	
(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 - C

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>

**RUSH
WITT &
WILSON**

**Residential Estate Agents
Lettings & Property Management**



**Rother House Havelock Road
Hastings
East Sussex
TN34 1BP
Tel: 01424 442443
hastings@rushwittwilson.co.uk
www.rushwittwilson.co.uk**