

**RUSH
WITT &
WILSON**



**40 Edmund Road, Hastings, East Sussex TN35 5LF
Offers In Excess Of £425,000 Freehold**

Simply stunning. This exceptional four-bedroom family home is arranged over three floors and enjoys contemporary accommodation, breath-taking views and a truly remarkable landscaped garden, all within the highly sought-after Clive Vale area of Hastings.

The property is approached via a spacious entrance hall. On the lower ground floor, a versatile room has been transformed into a stylish hotel-inspired suite, complete with a contemporary walk-in shower, creating the perfect guest space, home office or entertainment room. This level also benefits from a generous living room featuring a large bay window and French doors opening onto the rear garden. Without doubt, the garden is one of the property's standout features. Extensively landscaped to create a stunning, low-maintenance outdoor environment, it offers multiple levels designed for both entertaining and family enjoyment. Raised decking with glass balustrades takes full advantage of the far-reaching views, while steps lead down to a bespoke home bar, lawned areas, climbing wall, trampoline space and further private decked seating areas. LED lighting integrated into the steps provides a striking ambience throughout the evening. The hall floor offers a spacious kitchen/dining room, perfectly positioned to enjoy the magnificent outlook, together with the fourth bedroom. To the first floor are three further well-proportioned double bedrooms and a family bathroom serving the accommodation. To the front, the property benefits from valuable off-road parking for at least two vehicles. Ideally situated within the popular Clive Vale area, the property is within easy reach of highly regarded local schools, including Sacred Heart, whilst Hastings Historic Old Town, seafront, cafes and amenities are all just a short distance away. A truly unique family home that must be viewed to fully appreciate the quality of accommodation, outstanding garden and spectacular views on offer.







Home Bar
6.29 x 1.85 m
20'7" x 6'0"



Floor -1

Shower Room
2.32 x 2.64 m
7'7" x 8'7"



Office
2.52 x 4.35 m
8'3" x 14'3"

Hallway
2.09 x 0.94 m
6'10" x 3'1"

Living Room
5.11 x 4.55 m
16'9" x 14'11"

Floor 0

Approximate total area⁽¹⁾

136.7 m²

1472 ft²

Reduced headroom

1.2 m²

13 ft²



Hallway
2.59 x 4.70 m
8'6" x 15'5"

Bedroom
2.54 x 3.75 m
8'4" x 12'3"

Kitchen/Dining Room
5.27 x 4.70 m
17'3" x 15'4"



Floor 1



Bathroom
1.68 x 1.76 m
5'6" x 5'9"

Landing
1.89 x 3.32 m
6'2" x 10'10"

Bedroom
3.45 x 3.74 m
11'3" x 12'3"

Bedroom
3.25 x 4.69 m
10'8" x 15'4"

Bedroom
1.90 x 3.62 m
6'2" x 11'10"

Floor 2

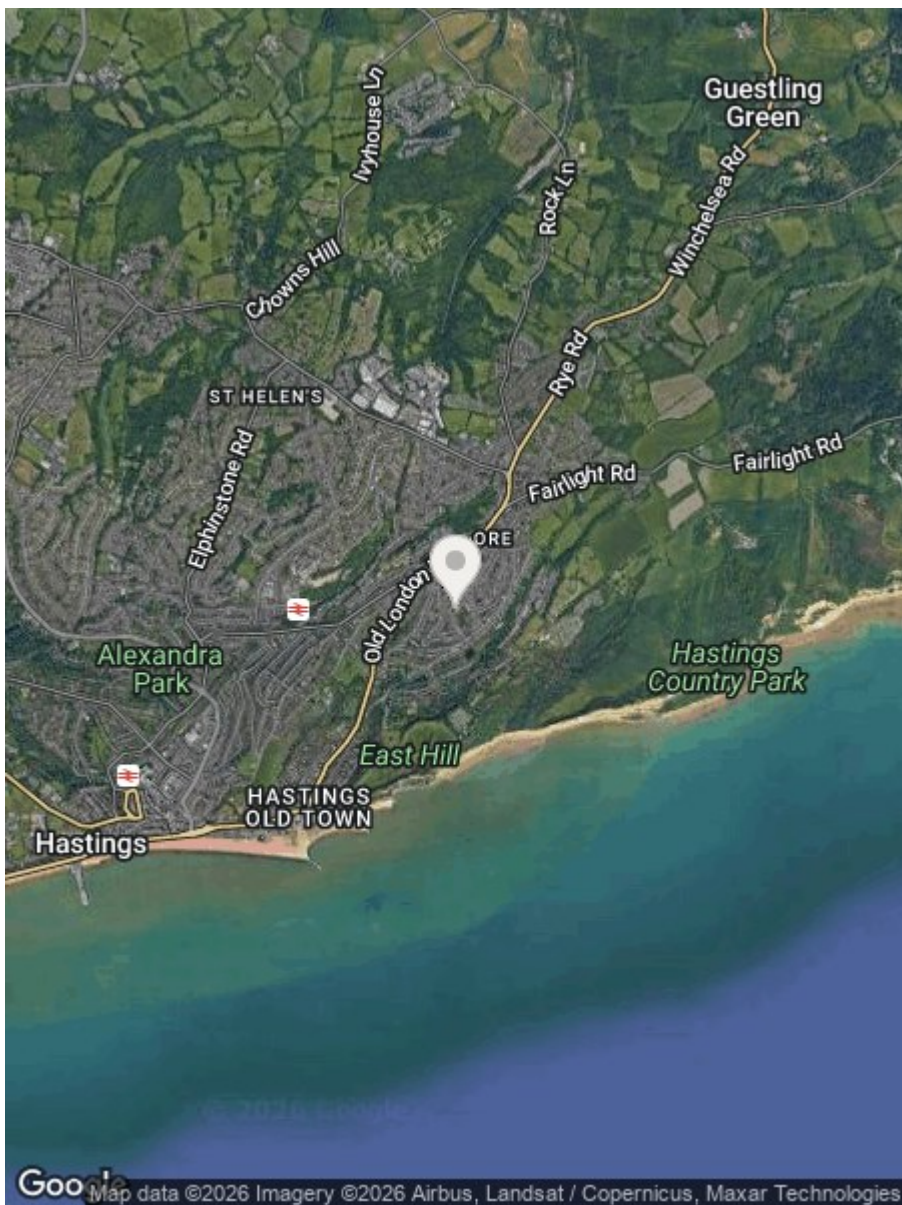
(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

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		
	65	79
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).
2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.
3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
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**