

RUSH
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WILSON



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3 Beynon Way, Hastings, East Sussex TN34 2FN
Offers In The Region Of £400,000

Rush Witt and Wilson are proud to present to the market this beautifully presented modern FOUR bedroom semi detached townhouse. Located within this popular development which sits perfectly located for nearby schooling, easy access to the A21 and Alexandra Park. Internally and externally improved from when originally purchased, featuring extended parking for multiple vehicles leading to a large integral garage. Internally the property has seen significant internal redecoration and improvement which includes an additional floor that includes the now main bedroom with large en-suite, velux windows with far reaching sea views. The first floor has a large kitchen/diner, living room and a cloakroom/wc, The second floor enjoys three bedrooms and a family bathroom/wc. To the rear a well-proportioned family garden accessed via the open plan kitchen/dining room provides a perfect entertaining or family space. Viewings come highly recommended via appointed sole agents Rush Witt and Wilson.



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Approximate total area⁽¹⁾

1673.48 ft²
155.47 m²

Reduced headroom

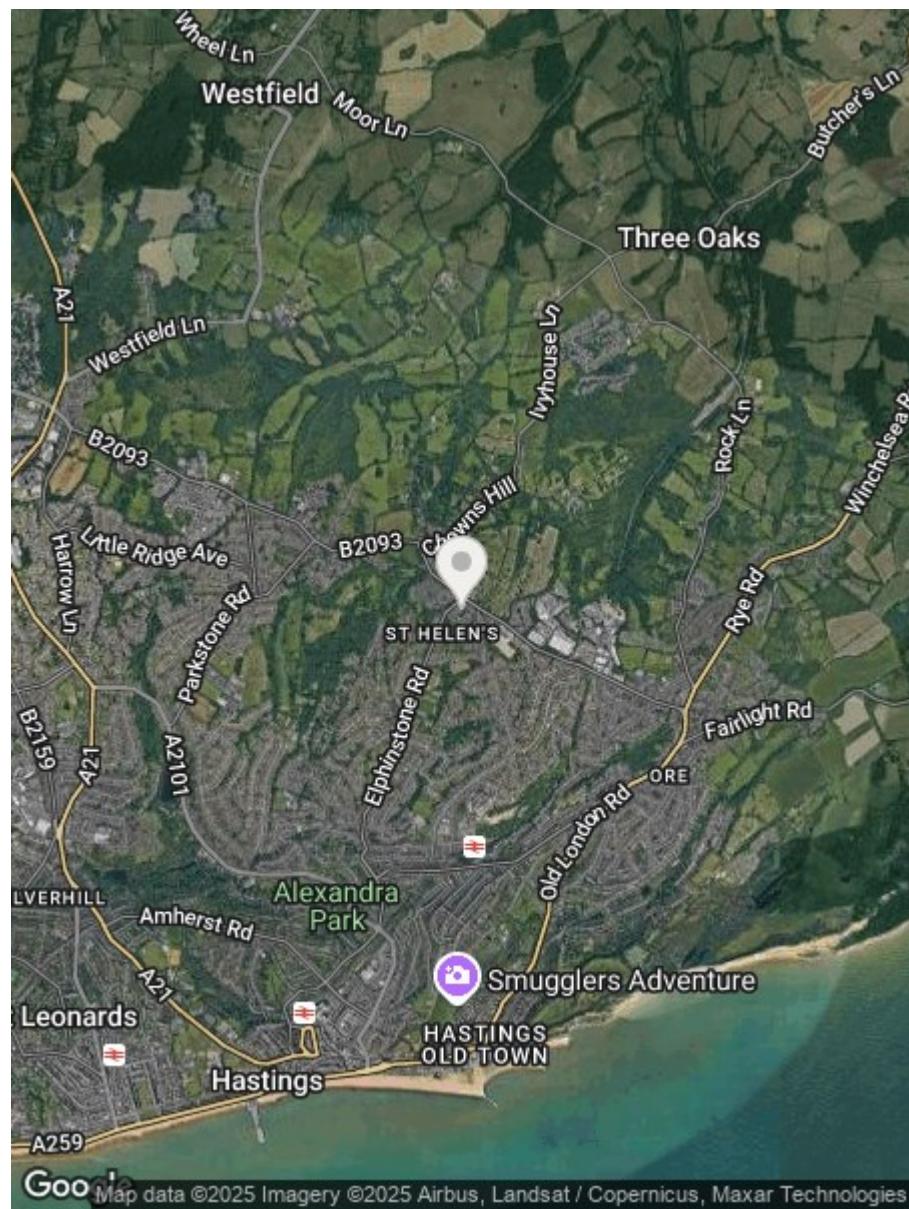
164.4 ft²
15.27 m²



(1) Excluding balconies and terraces

□ Reduced headroom
(below 1.5m/4.92ft)

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



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Residential Estate Agents
Lettings & Property Management



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		91
(81-91) B	83	
(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

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