

**RUSH  
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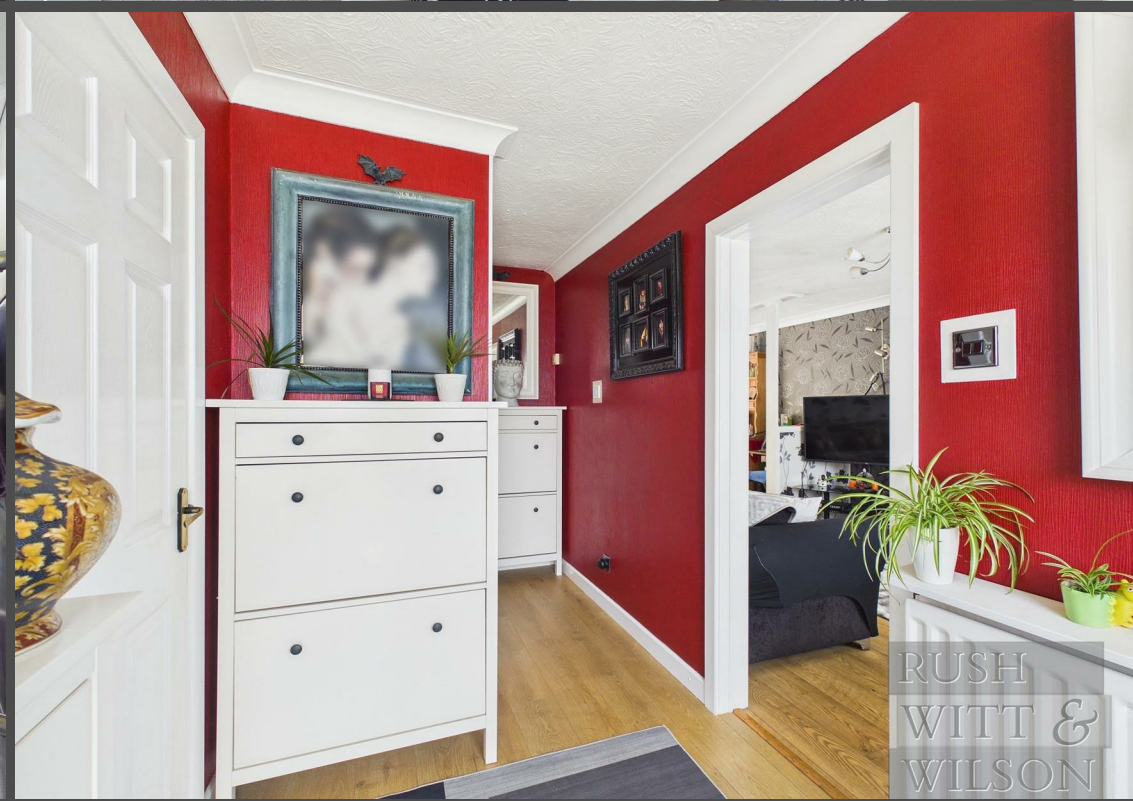
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**38 Austen Way, Hastings, TN35 4JH**  
**Guide Price £300,000 - £325,000 Freehold**

**\*\*GUIDE PRICE £300,000 - £325,000\*\*** Nestled in a tranquil cul-de-sac on the northern outskirts of Hastings, this charming three-bedroom semi-detached family home is now available to the market chain free. Located on Austen Way, the property is conveniently close to popular schools and local amenities in Ore Village, making it an ideal choice for families. Upon entering, you are greeted by a spacious entrance hall that features useful storage cupboards, one of which has the potential to be converted back into a downstairs cloakroom/wc. The heart of the home is a large open-plan living/dining room, enhanced by dual aspect windows that flood the space with natural light. The modern kitchen boasts ample countertop space, perfect for culinary enthusiasts, while a good-sized conservatory extends the living area, providing a delightful spot to relax. The first floor comprises three well-proportioned bedrooms, two of which are generous doubles. The master bedroom offers stunning views of the surrounding countryside, creating a serene retreat. A modern bathroom completes the upper level, ensuring comfort and convenience for the whole family. Externally, the property features a driveway that provides off-road parking and leads to a garage. This garage has been cleverly divided to create a utility space, with a personal door granting access to the rear garden. The tiered rear garden is thoughtfully designed with three sections of patio, including a large decked veranda that offers picturesque views and serves as an excellent space for entertaining during the summer months. This well-presented home combines modern comforts with a peaceful setting, making it a wonderful opportunity for those seeking a family-friendly residence in Hastings.









**Floor 0**

**Approximate total area<sup>(1)</sup>**

109.3 m<sup>2</sup>

1178 ft<sup>2</sup>

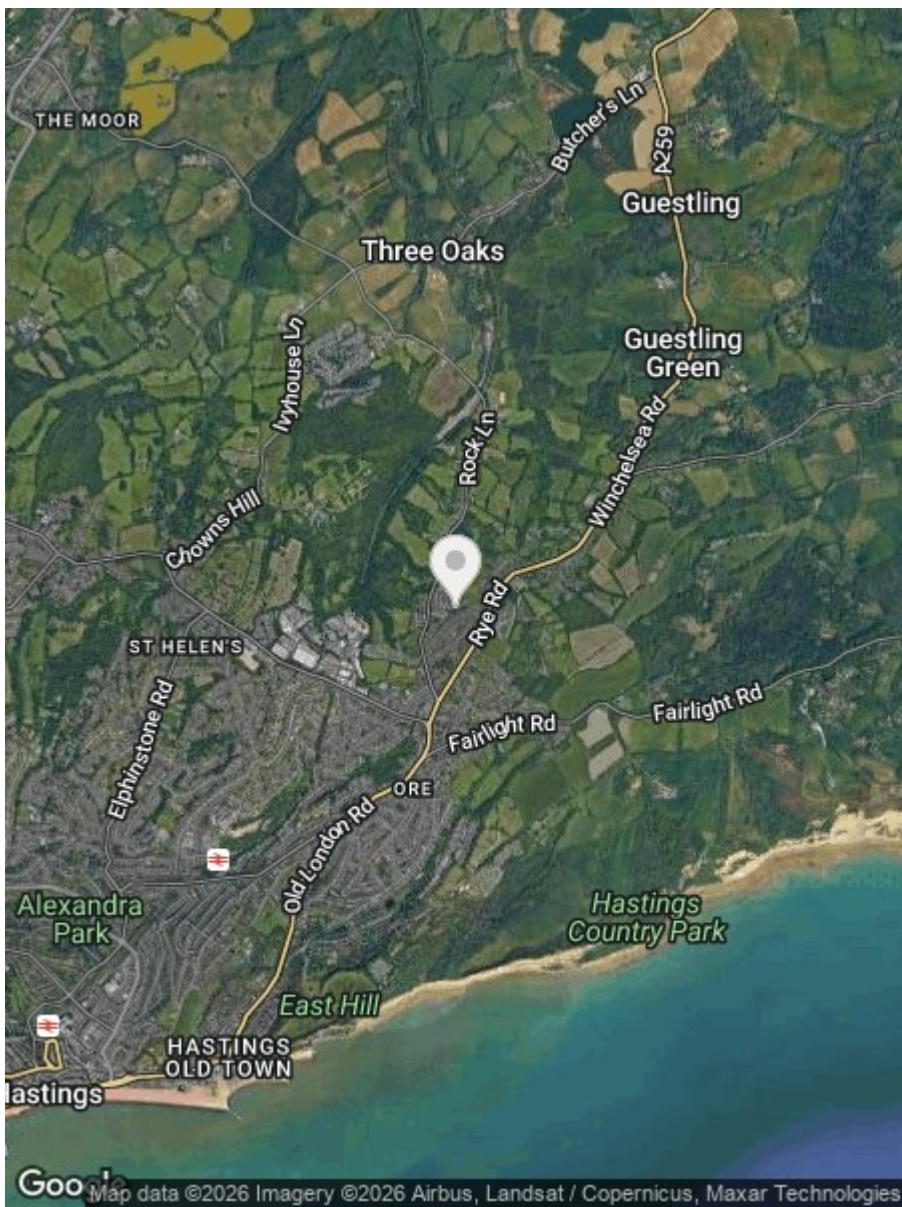


**Floor 1**



(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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	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.

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