

**RUSH  
WITT &  
WILSON**



**RUSH  
WITT &**

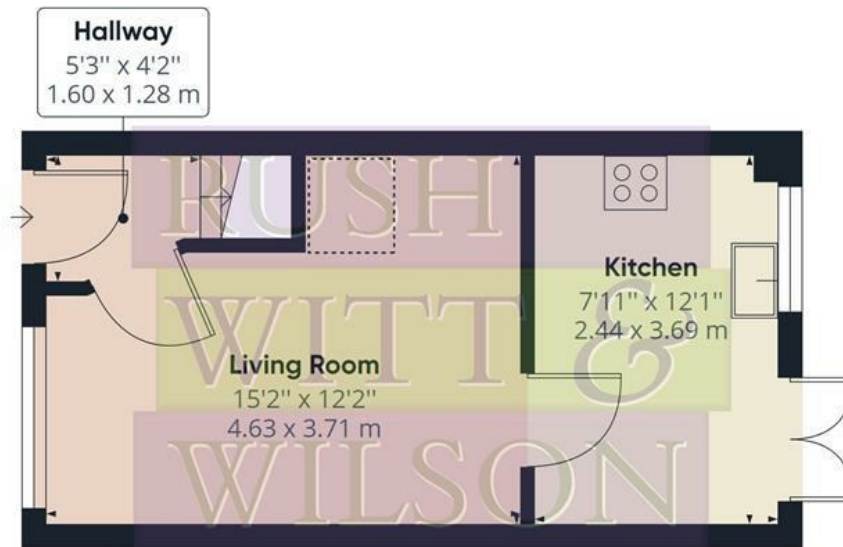
**1 Tuppeney Close, Hastings, TN35 5QJ  
Offers In Excess Of £250,000**

**\*\*\*360° HDR VIRTUAL TOUR VIA THE LINK\*\*\*** This home is neatly positioned in a popular residential area of Tuppenney Close which is located just off Frederick Road. This property is an ideal example of a home if you are looking for that step onto the property ladder. Externally this home benefits from having a **DRIVEWAY** for two cars and boasts curb appeal. This mid terraced house offers a landscaped level rear garden. As you enter the property you have a lounge with connecting kitchen/diner. On the upper floor the accommodation consists of two bedrooms and a bathroom/wc. We anticipate high demand for this property and early viewings are highly recommended via appointed sole agents Rush Witt & Wilson.









Floor 0



Floor 1


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

545.09 ft<sup>2</sup>  
50.64 m<sup>2</sup>

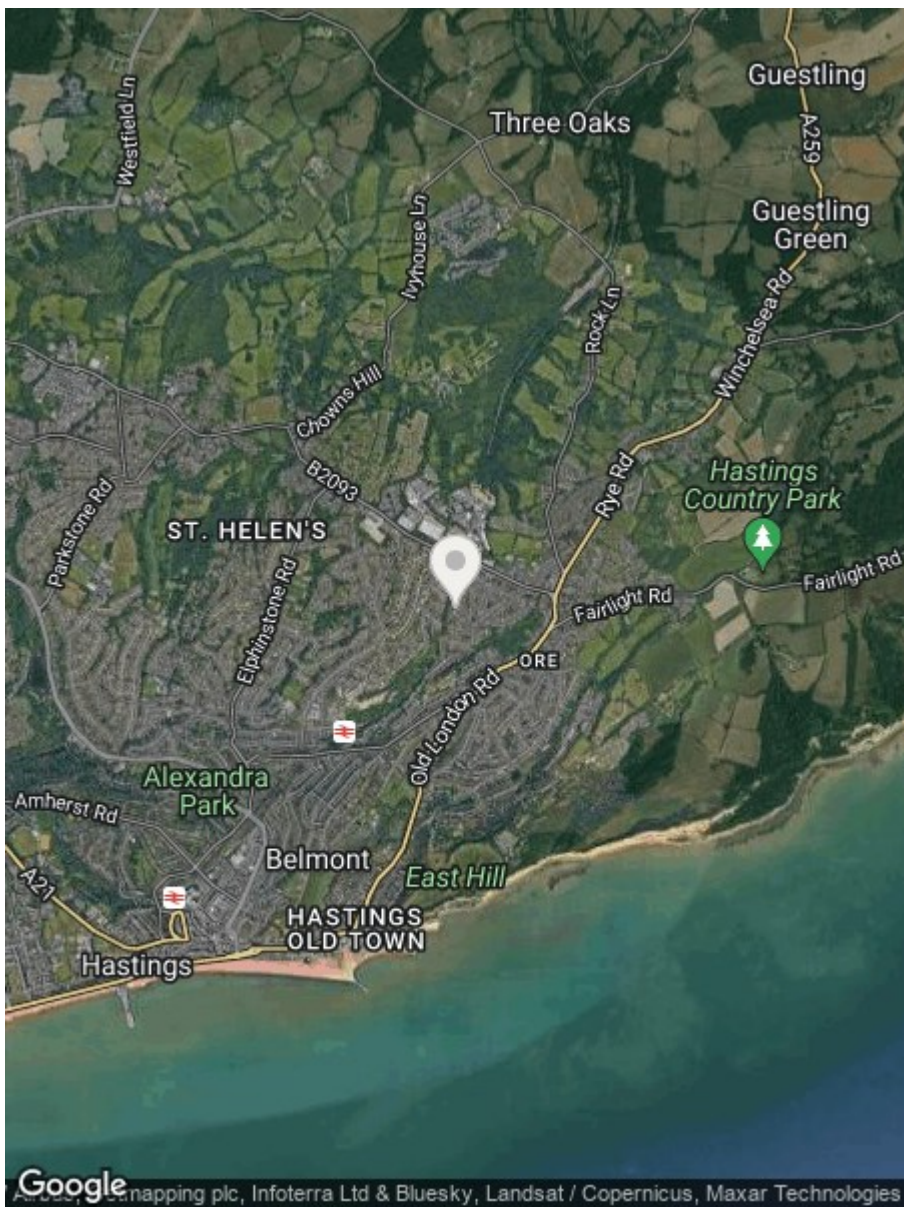
**Reduced headroom**

8.33 ft<sup>2</sup>  
0.77 m<sup>2</sup>

(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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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 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	

**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**