

**RUSH
WITT &
WILSON**



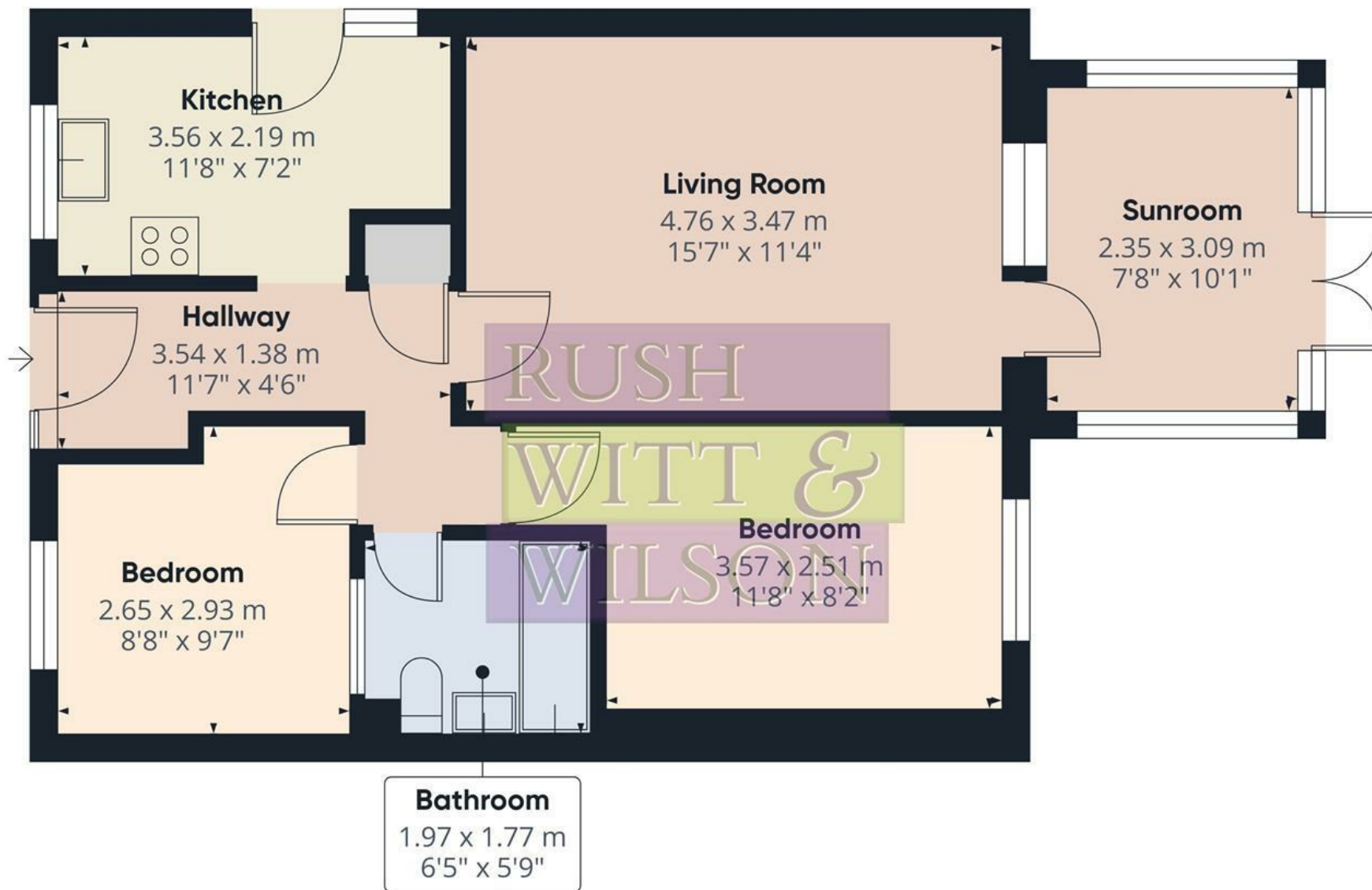
10 Piltdown Close, Hastings, East Sussex TN34 1UU
£249,950 Freehold

Nestled in the charming Piltdown Close, Hastings, this delightful two-bedroom, attached bungalow presents an ideal opportunity for those seeking a comfortable and stylish home. Spanning a generous 57 square meters, the property is perfectly designed for those looking to downsize. Upon entering, you are greeted by a spacious living room that serves as a perfect retreat for relaxation after a long day. The well designed floor plan seamlessly integrates the living space with the kitchen. Both bedrooms are generously sized, providing ample space for rest and rejuvenation. The modern bathroom is a highlight, featuring a bath that invites you to indulge in a soothing soak. Additionally, the sunroom bathes the home in natural light, creating a serene atmosphere ideal for quiet reading, enjoying a cup of coffee, or simply reflecting on the day. This property also offers parking for one vehicle, adding to the convenience of living in this delightful residential area. Whether you are a first-time buyer or looking to downsize, this charming abode is sure to meet your needs and exceed your expectations.









Approximate total area⁽¹⁾

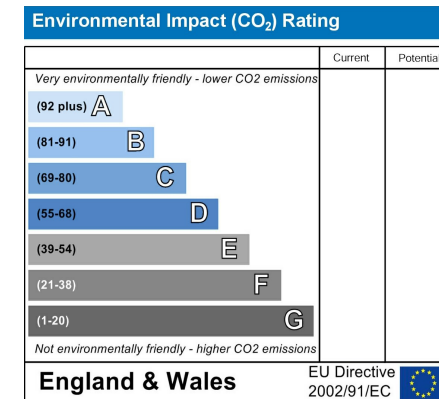
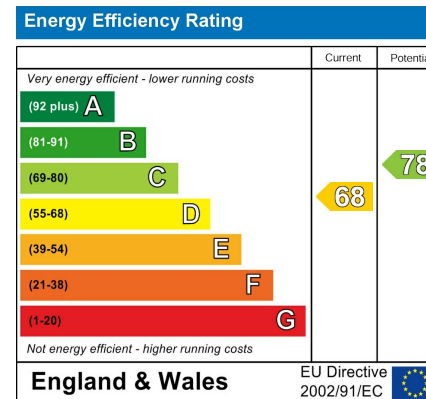
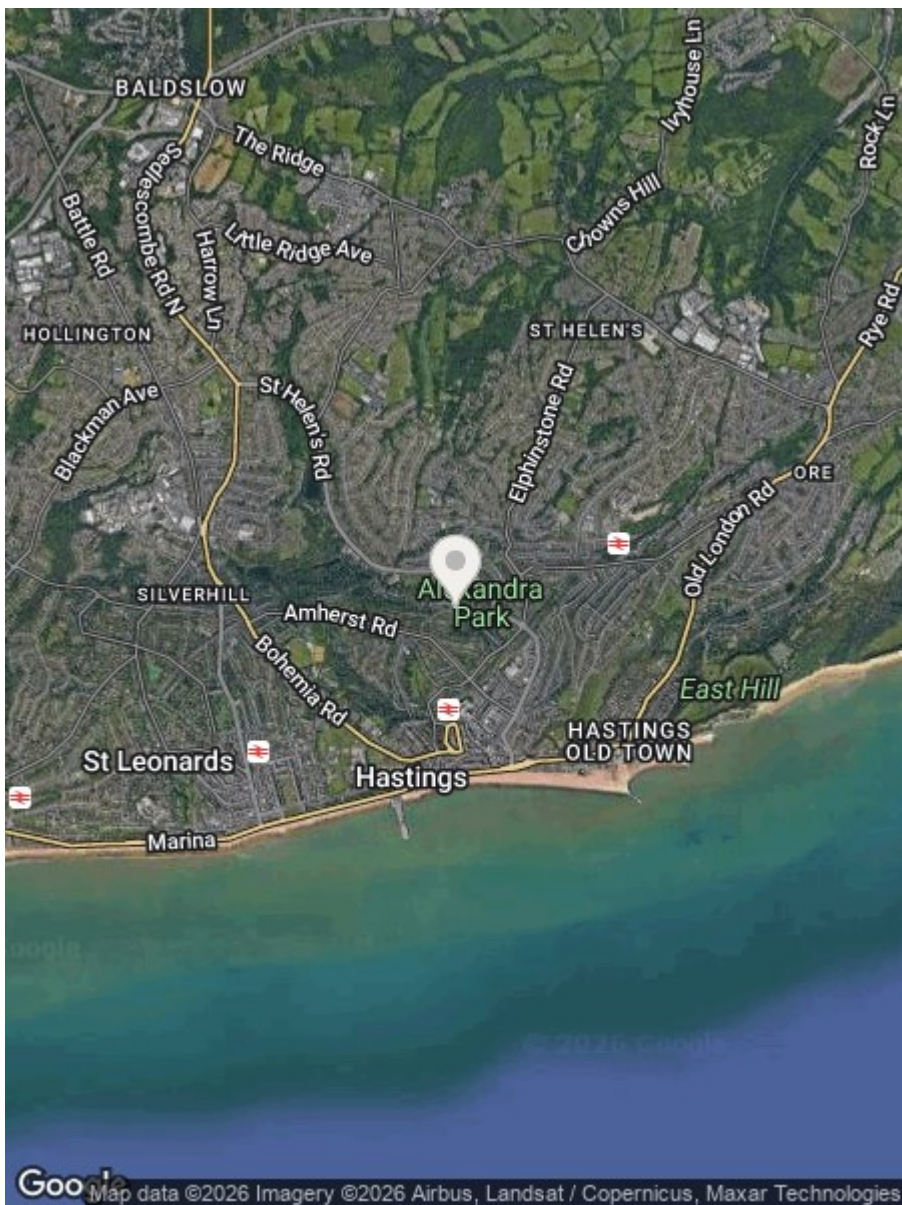
57.3 m²

617 ft²

(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.

GIRAFFE 360



Council Tax Band - B

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**