

RUSH
WITT &
WILSON



RUSH
WITT &

9 The Woodlands, Hastings, East Sussex TN34 2SF
Offers In The Region Of £440,000 Freehold

Nestled at the end of a tranquil cul-de-sac in The Woodlands, Hastings, this beautifully presented extended modern detached house is a true gem for families seeking comfort and style. Boasting four spacious bedrooms, this home offers ample space for both relaxation and entertainment. The heart of the home features a modern kitchen that seamlessly opens into a generous dining room, perfect for family gatherings and dinner parties. The inviting lounge provides a cosy retreat, while the secondary reception room to the side allows for an abundance of natural light, creating a warm and welcoming atmosphere. This property is designed for modern living, with gas central heating and double glazing ensuring year-round comfort. The convenience of a downstairs shower room and WC adds to the practicality of the home, while the modern family bathroom upstairs caters to the needs of a busy household. Outside, the beautifully landscaped rear gardens offer a serene space for outdoor activities and relaxation, making it an ideal setting for children to play or for hosting summer barbecues. The property also benefits from off-road parking for two vehicles and a garage that has been partially converted, providing additional versatility. Located within easy reach of Conquest Hospital, local schools, and bus routes to Hastings Town Centre, this home is perfectly positioned for those who appreciate both convenience and community. With its comprehensive range of shopping, sporting, and recreational facilities, as well as the mainline railway station and the picturesque seafront promenade, this property truly offers a wonderful lifestyle. Don't miss the opportunity to make this stunning family home your own.







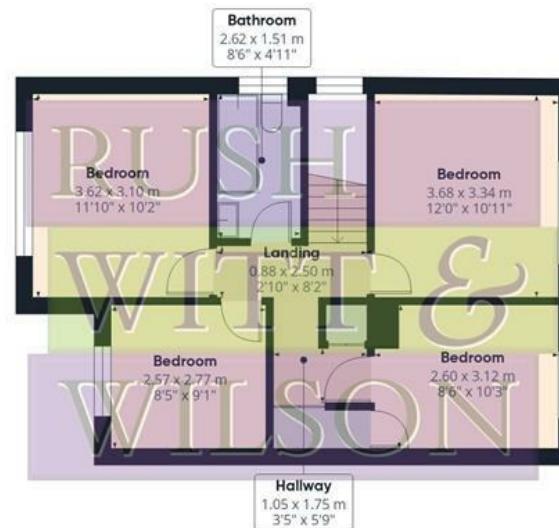


Approximate total area⁽¹⁾

129.3 m²
1391 ft²

Reduced headroom

0.4 m²
4 ft²

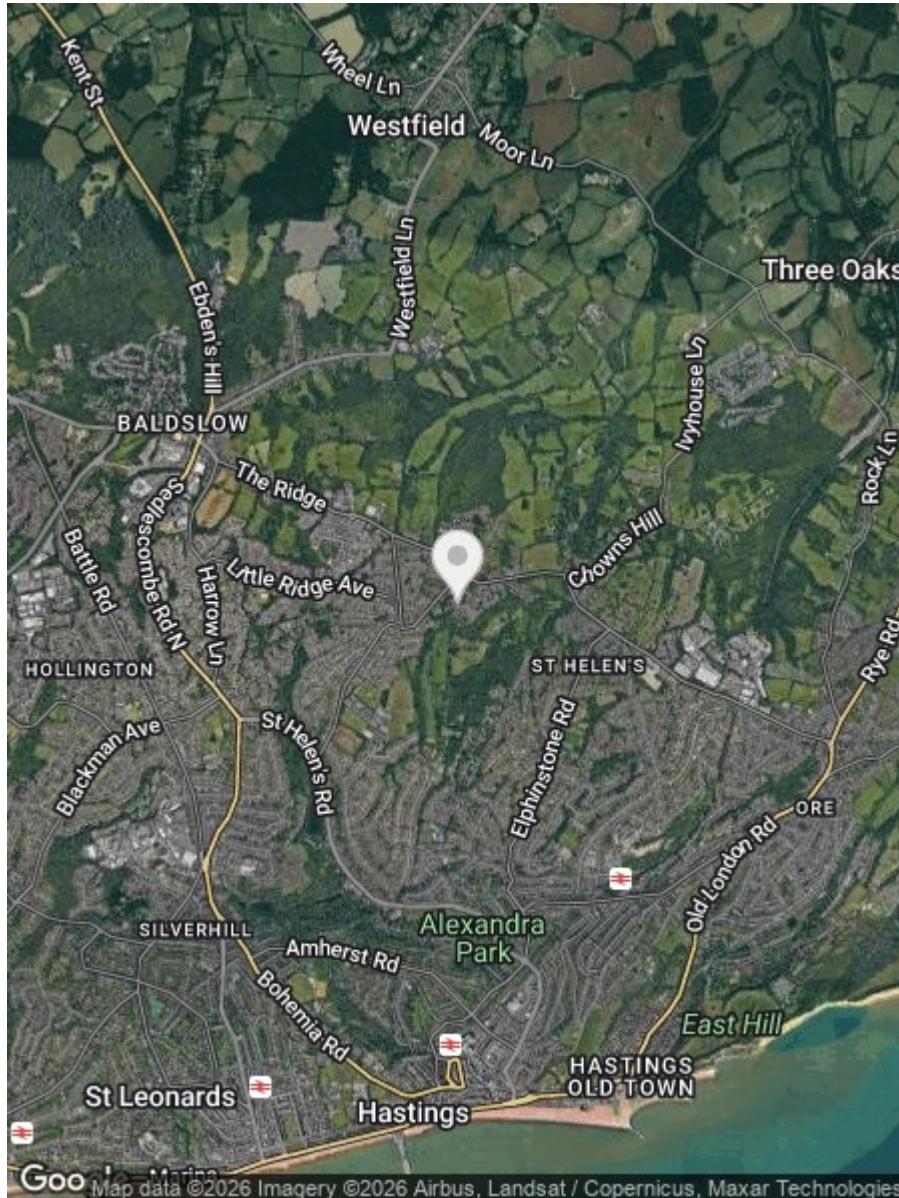


(1) Excluding balconies and terraces

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.



| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 65 | |
| (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 | | |

Council Tax Band - D

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>