

**RUSH
WITT &
WILSON**



9 Friars Way, Hastings, TN34 2AZ
Offers In Excess Of £499,950 Freehold

Nestled in the charming area of Friars Way, Hastings, this delightful three bedroom chalet-style bungalow presents a unique opportunity for those seeking a home with immense potential. Having not been available on the market since the 1960s, this property is a rare find, offering a blank canvas for renovation throughout to create your dream living space. The bungalow boasts a spacious reception room, perfect for entertaining guests or enjoying quiet evenings with family. The three well-proportioned bedrooms provide ample space for relaxation, while the bathroom offers the essential facilities for modern living. One of the standout features of this detached property is the off-road parking, accommodating up to three vehicles, along with a garage for additional storage or workshop space. The far-reaching views of the town and sea from this elevated position add to the allure, providing a picturesque backdrop to your daily life. This bungalow retains a sense of character and charm, waiting for the right owner to breathe new life into it. Whether you are looking to invest in a project or seeking a peaceful retreat in Hastings, this property offers a wonderful opportunity to create a home tailored to your tastes. Do not miss the chance to explore the potential of this charming bungalow, where you can enjoy the tranquillity of coastal living while being close to local amenities and the vibrant community of Hastings.

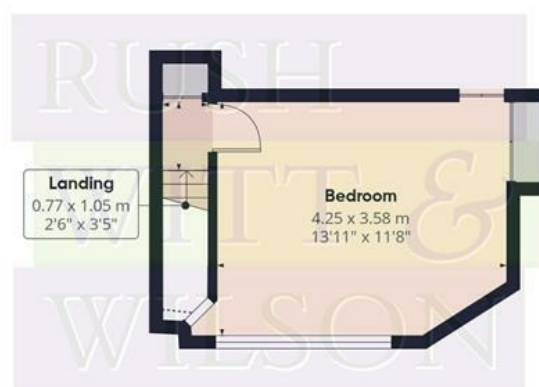








Floor 0



Floor 1

Approximate total area⁽¹⁾

107.4 m²

1153 ft²

Reduced headroom

0.9 m²

10 ft²

(1) Excluding balconies and terraces

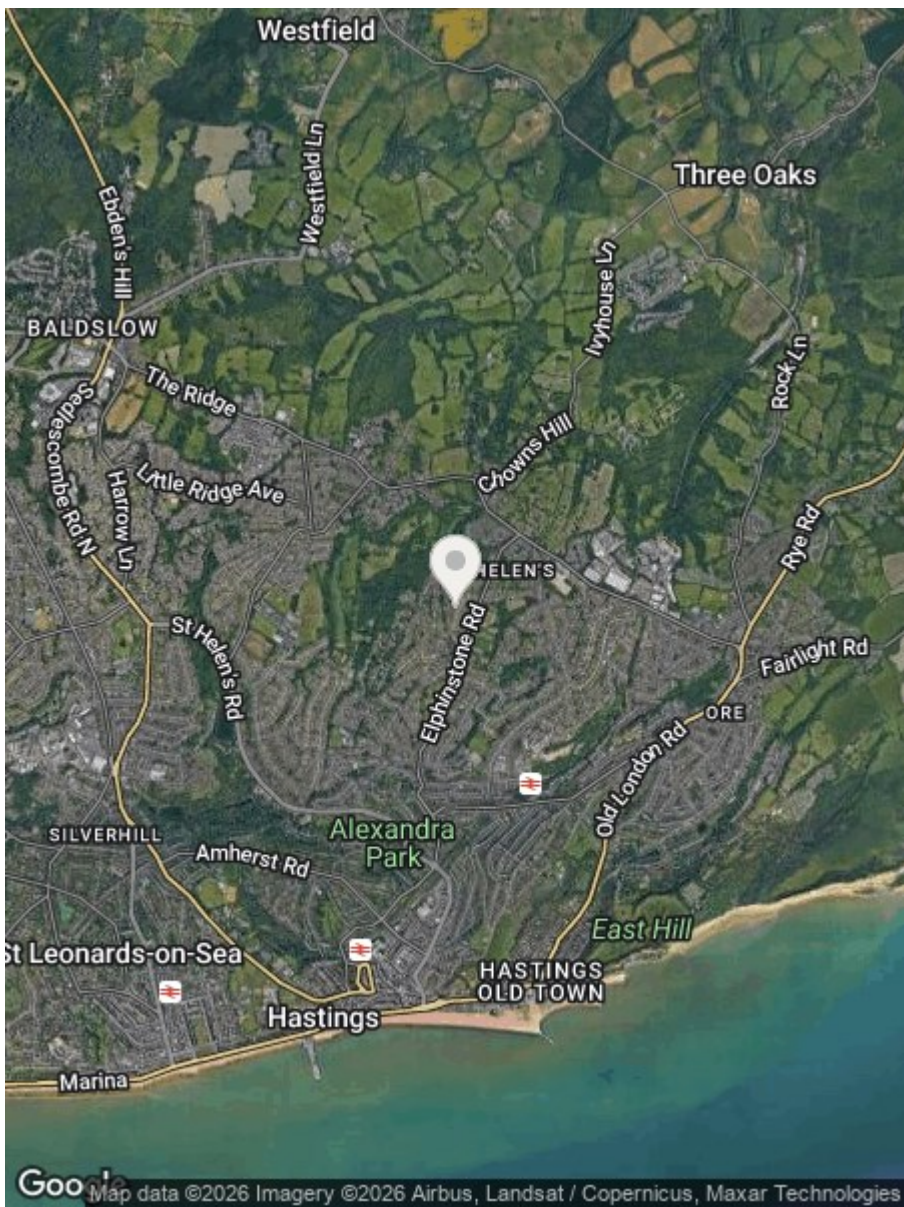
Reduced headroom

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.

GIRAFFE 360





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

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).
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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.
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