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**7 Amberstone Close, Hastings, East Sussex TN34 2BE
Offers In The Region Of £350,000 Freehold**

Nestled in the charming Amberstone Close, Hastings, this delightful semi-detached house offers a perfect family home for those seeking comfort and convenience. Bordering the scenic St. Helens Wood area, this property is ideally situated for nature lovers and those who appreciate leisurely countryside walks. Local amenities are within easy reach, including a Spar convenience store, Ore Station, Conquest Hospital, Sandown Primary School, and Ark Academy, making it a practical choice for families. This well-appointed Neo-Georgian style home is ready for you to move in, having undergone numerous improvements by the current owner. Upon entering, you are greeted by a welcoming entrance hall that leads into a spacious living/dining room, which boasts a bright and airy atmosphere thanks to its bay window and tasteful décor. The modern fitted kitchen, installed in 2021, exudes style and functionality, providing an excellent space for culinary creations. Additionally, a convenient downstairs WC enhances the practicality of the layout. The first floor features two generously sized bedrooms, both offering lovely leafy views, alongside a single third bedroom and a family bathroom. Each room is designed to provide comfort and tranquillity, making it an ideal retreat for family living. Externally, the property benefits from a driveway that accommodates multiple vehicles, leading to a single garage. The rear garden has been thoughtfully landscaped to take full advantage of the sunny aspect, featuring a secluded side terrace that is perfect for alfresco dining and relaxation. In summary, this property presents an exceptional opportunity for those seeking a ready-to-move-in family home in a desirable location. With its blend of modern amenities and proximity to nature, it is sure to appeal to a wide range of buyers.





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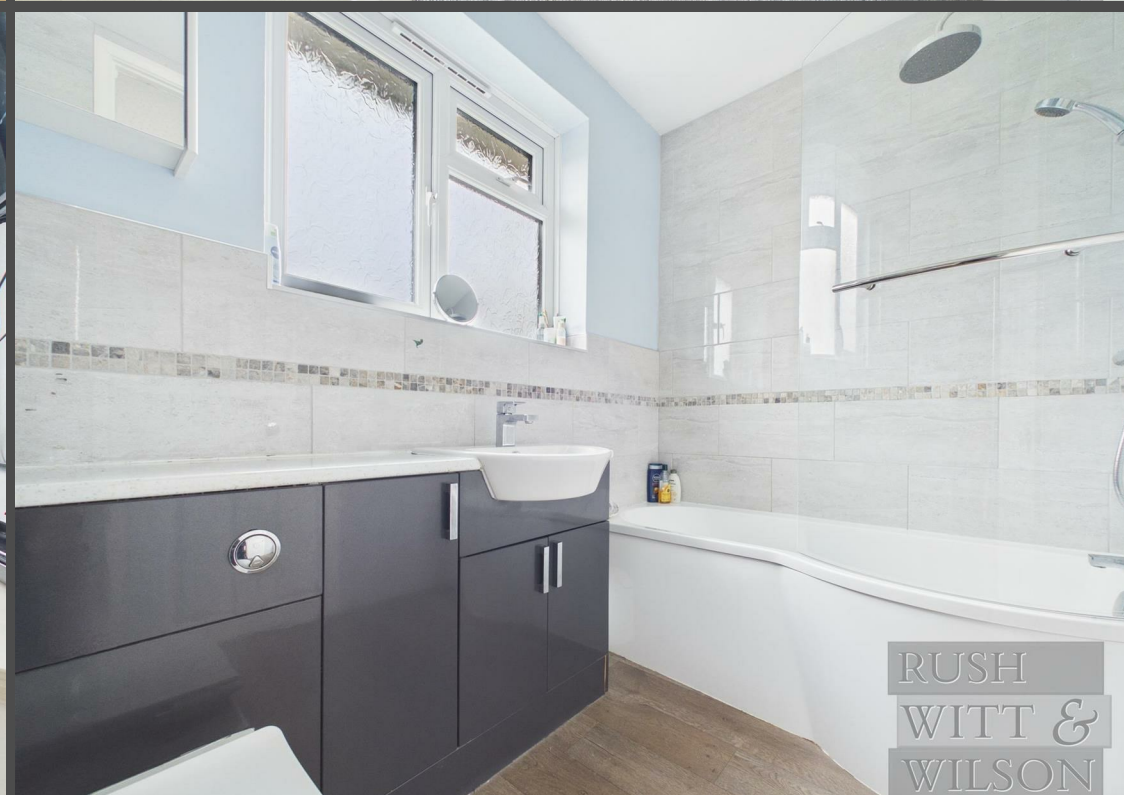
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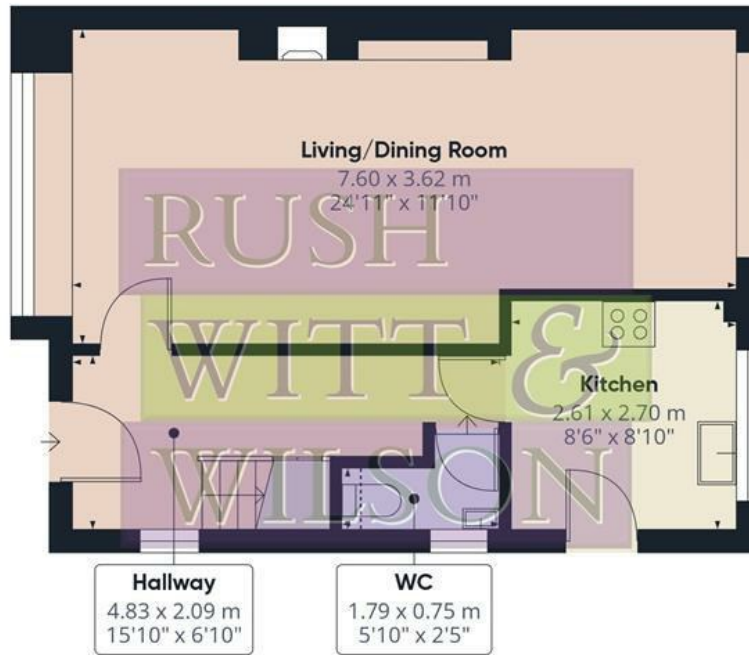


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Floor 0



Floor 1



Approximate total area⁽¹⁾

84.1 m²

904 ft²

Reduced headroom

0.2 m²

2 ft²

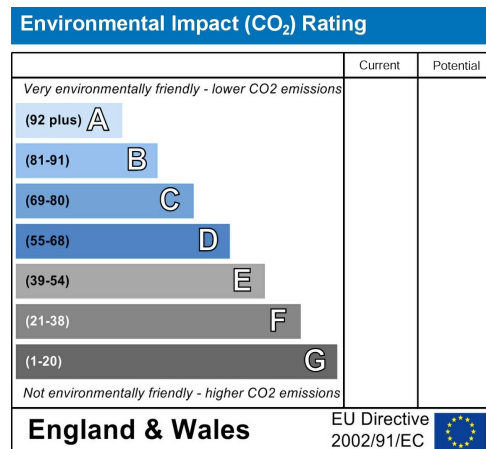
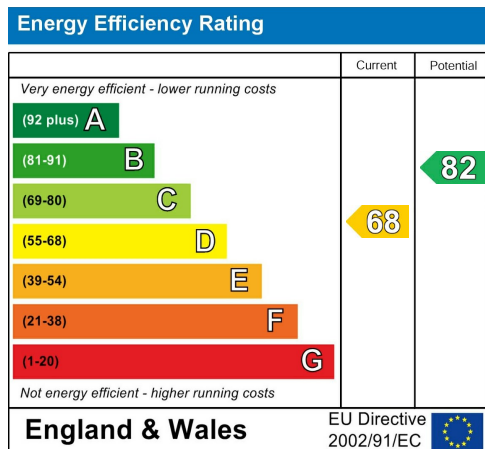
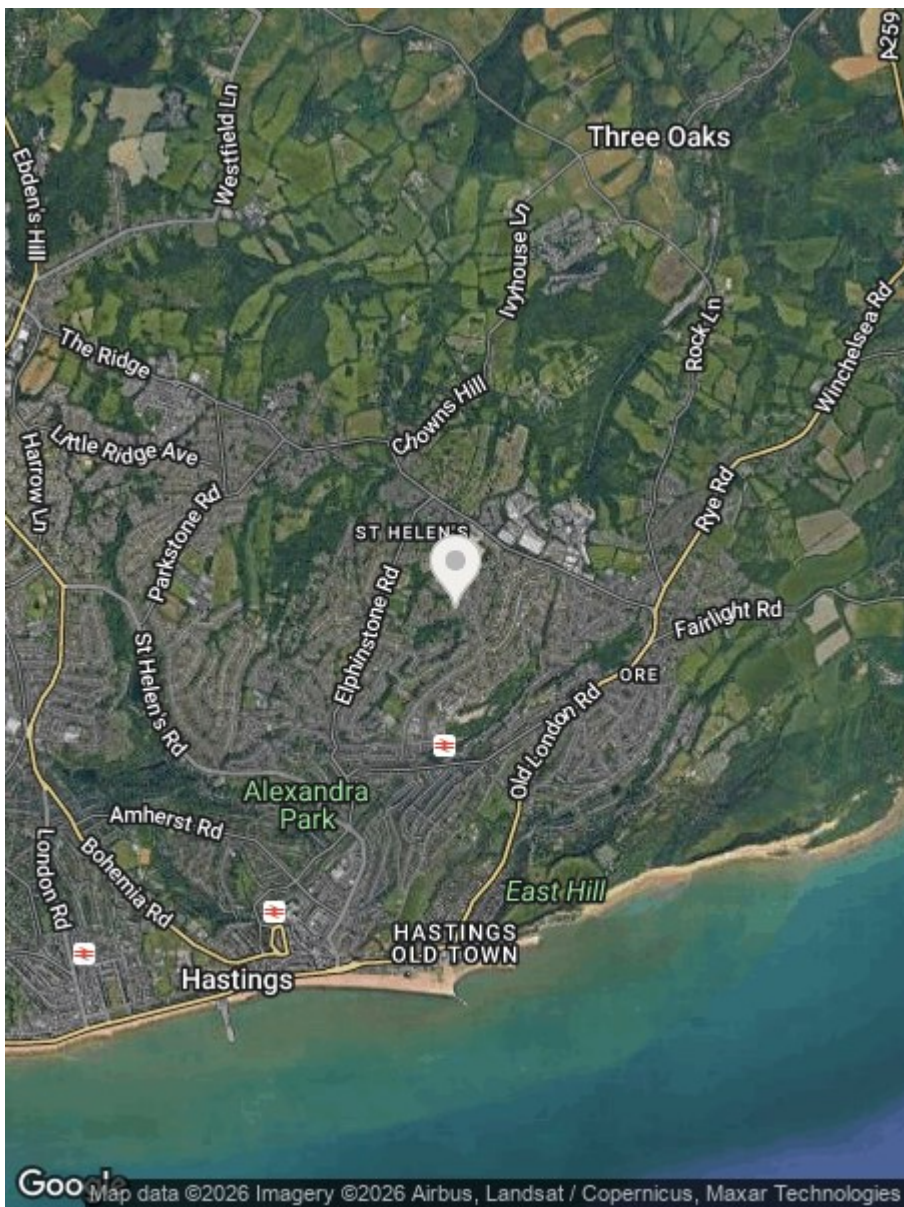
(1) Excluding balconies and terraces

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.

GIRAFFE360



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.

Important Notice:

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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