

RUSH  
WITT &  
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33 Barley Lane, Hastings, TN35 5NX  
£375,000

Rush Witt & Wilson welcome to the market this charming property located in a semi rural location on Barley Lane in the picturesque town of Hastings. This delightful house, built in the 1920's boasts a perfect blend of character and convenience. Upon entering, you are greeted by two inviting reception rooms, ideal for entertaining guests or simply relaxing with your loved ones. The property features four double bedrooms, offering ample space for a growing family or accommodating guests. The house includes a well-maintained bathroom and separate WC on the ground floor, ensuring comfort and convenience for all residents. One of the highlights of this property is the rustic garden room, where you can unwind and enjoy the tranquillity of your surroundings in the summer months. The attractive views from the house further enhance the appeal of this lovely home, providing a sense of peace and serenity. Conveniently located within easy reach of the Old Town and on the edge of the Hastings Country Park, you'll have access to a variety of amenities, including shops, restaurants and cultural attractions as well as schools for all ages. The immaculate presentation of the property reflects the care and attention to detail that has been put into maintaining this wonderful home. To the front of the property there is a detached garage/workshop with light and power connected and to the rear of there is a well maintained wild garden with endless variations of plants and shrubs . Don't miss the opportunity to make this charming property your own and experience the best of Hastings living. Contact us today to arrange a viewing and take the first step towards calling this house your home.





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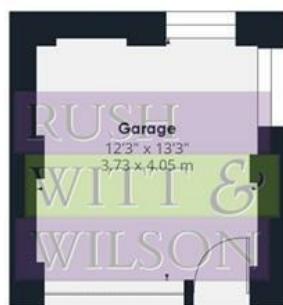
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Approximate total area<sup>(1)</sup>

1342.7 ft<sup>2</sup>  
124.74 m<sup>2</sup>

Reduced headroom

2.74 ft<sup>2</sup>  
0.25 m<sup>2</sup>

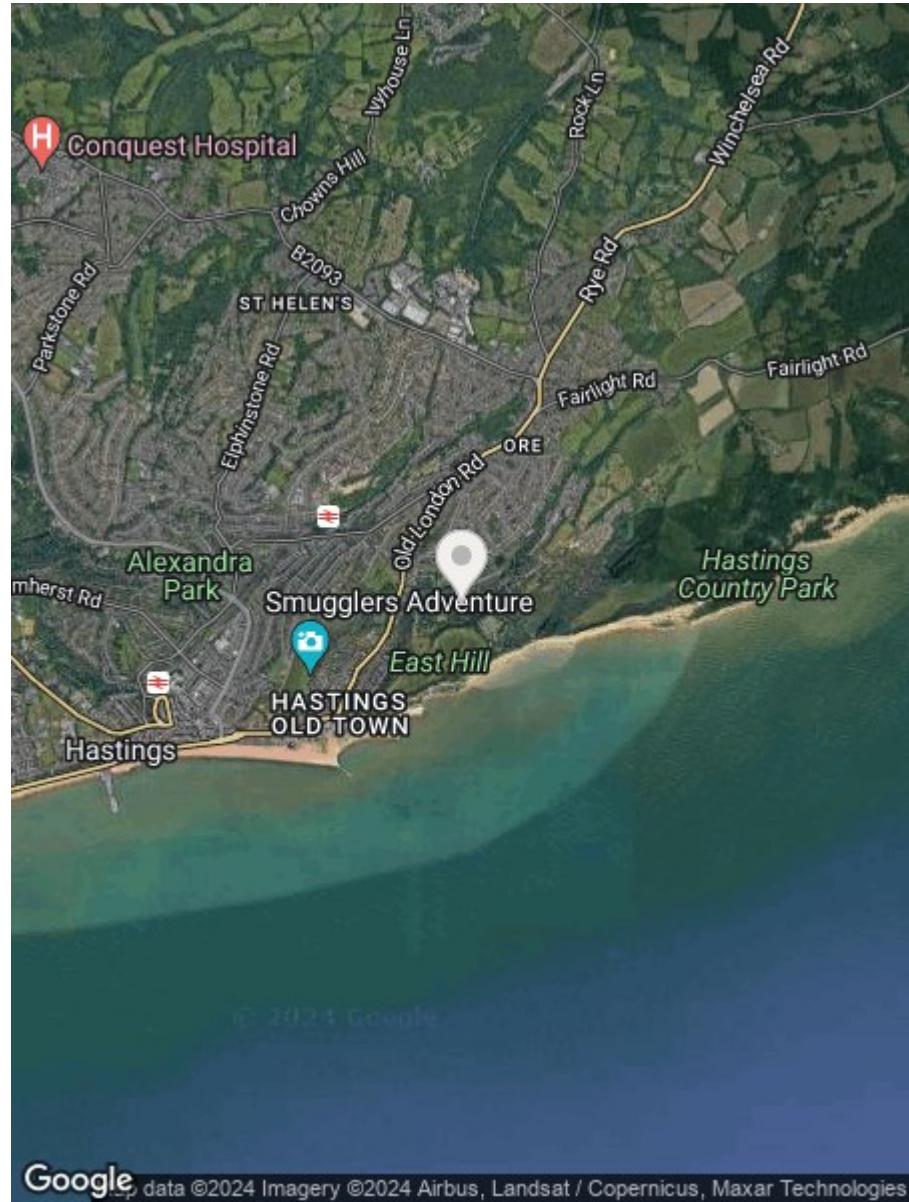


(1) Excluding balconies and terraces

□ 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.

GIRAFFE360



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**Residential Estate Agents  
Lettings & Property Management**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>	69	
(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	

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