

**RUSH  
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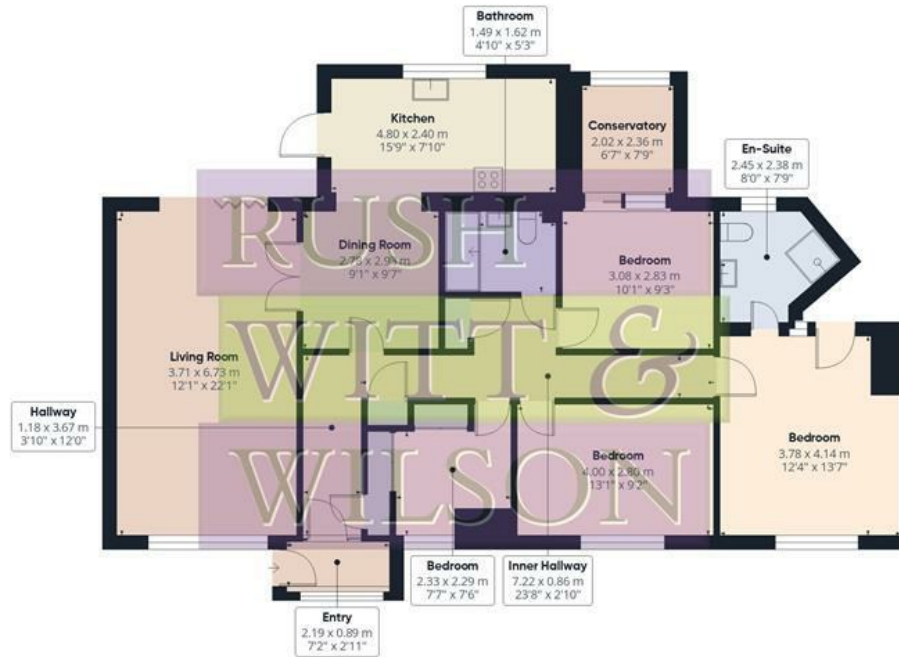
**2 The Heights, Hastings, TN35 5EP  
Offers In Excess Of £425,000 Freehold**

Nestled in the desirable area of The Heights, Hastings, this remarkable detached bungalow presents an exceptional opportunity for those seeking a spacious and comfortable family home. Boasting four bedrooms and two inviting reception rooms, this property is perfect for both relaxation and entertaining. The bungalow is set in an elevated position within a peaceful cul-de-sac, offering stunning views from the front elevation that stretch over Hastings and towards the picturesque English Channel. The location is ideal, with Hastings Country Park nearby, providing ample opportunities for countryside walks, as well as convenient access to local amenities in Ore Village, schools, and bus routes. Upon entering, you will find a generous dual aspect living room, which is bathed in natural light and features double glazed French doors that lead to the rear garden. The separate dining room is complemented by a charming fitted kitchen, adorned with a feature glass roof that adds a touch of elegance. The main bedroom benefits from an en-suite shower room, while three additional bedrooms provide ample space for family or guests. A conservatory and a family bathroom complete the accommodation. The exterior of the property is equally impressive, featuring a double width driveway that accommodates parking for two vehicles, along with two garages equipped with electric doors and an adjoining shed. The beautifully landscaped gardens, comprising both lawned and patio areas, offer a serene setting to enjoy the breath-taking views over the English Channel towards Beachy Head. Additional features include underfloor heating, air conditioning, and double glazing, ensuring comfort throughout the year. With new railings and steps enhancing the entrance, this bungalow is a true gem in a sought-after location. Don't miss the chance to make this splendid property your new home.









Floor 0 Building 1

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

150.4 m<sup>2</sup>  
1620 ft<sup>2</sup>

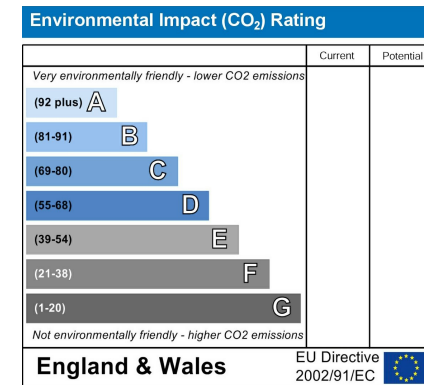
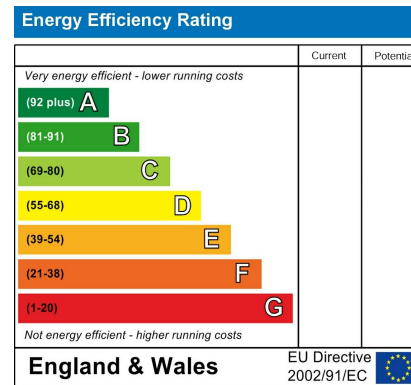


Floor 0 Building 2

(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.

**GIRAFFE360**



Council Tax Band - E

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.

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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**