

**RUSH
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**25 Hazelwood View, Hastings, TN35 4FA
Guide Price £270,000 - £280,000 Freehold**

**** GUIDE PRICE £270,000 - £280,000 ** CHAIN FREE** A stunning two-bedroom terraced home, finished to an exceptional standard throughout. The property features a high-specification kitchen with a downstairs cloakroom, and a bright living/dining room that opens directly onto the rear garden. On the first floor, there are two double bedrooms and a contemporary family bathroom. The property also benefits from allocated parking. Nestled in picturesque semi-rural surroundings and backing onto beautiful woodland, these exciting new homes are ideally positioned on Rock Lane in Hastings, East Sussex. This luxurious location is just minutes from the charming Old Town and the vibrant cosmopolitan seafront. The newly renovated, award-winning Hastings Pier offers outdoor entertainment and dining, while the nearby Hastings shopping centre provides a range of high street names, cafés, and a cinema. Hazelwood View is perfectly placed to offer stunning countryside views and a peaceful setting, yet remains close to everyday amenities. Situated on a private and enclosed road, the homes have been thoughtfully designed with an attractive mix of styles and plentiful open space, creating a welcoming new community. With beautiful country walks on the doorstep and excellent transport links from Hastings mainline railway station - offering connections to London in under two hours — residents of Hazelwood View will enjoy the perfect balance of tranquillity and convenience.

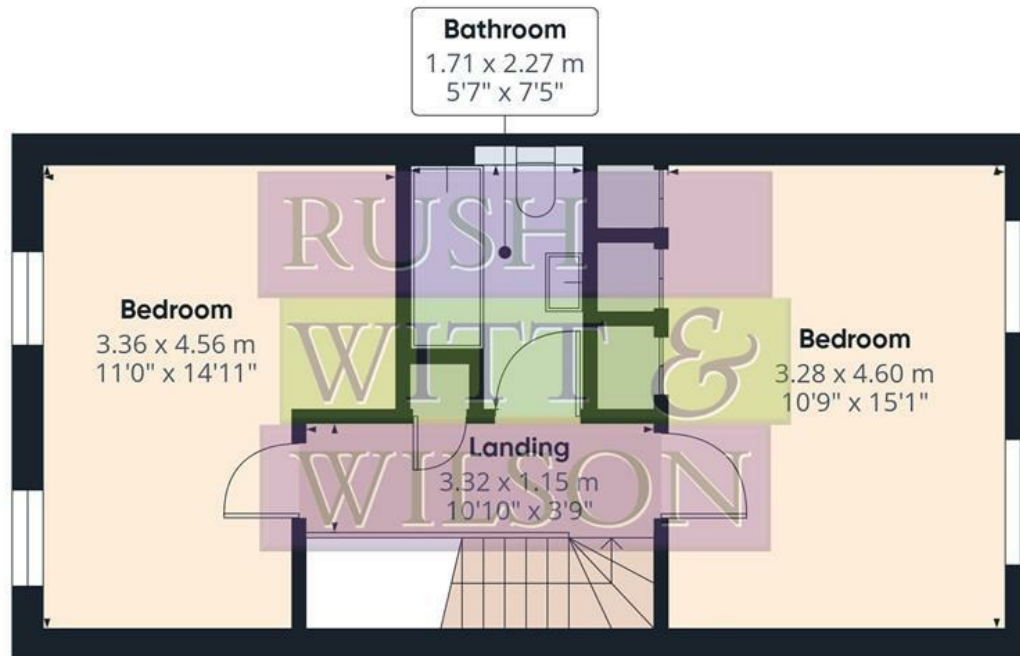








Floor 0



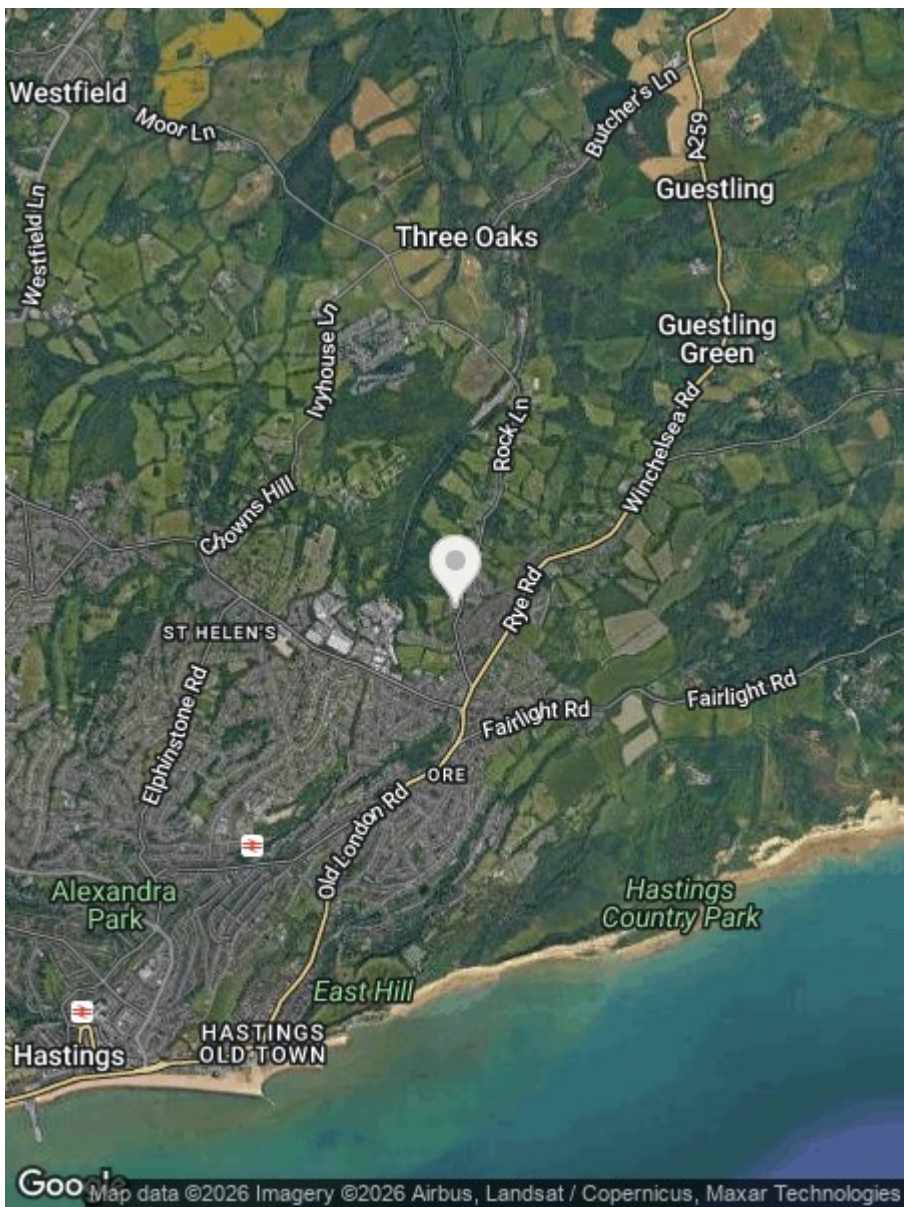
Floor 1

Approximate total area⁽¹⁾

78 m²
838 ft²

(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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	84	
(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 - 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:

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.

For further information please contact Sarah Dutton, Sales Director, Rush, Witt & Wilson, 1 Rother House, Havelock Road, Hastings, East Sussex, TN34 1BP

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