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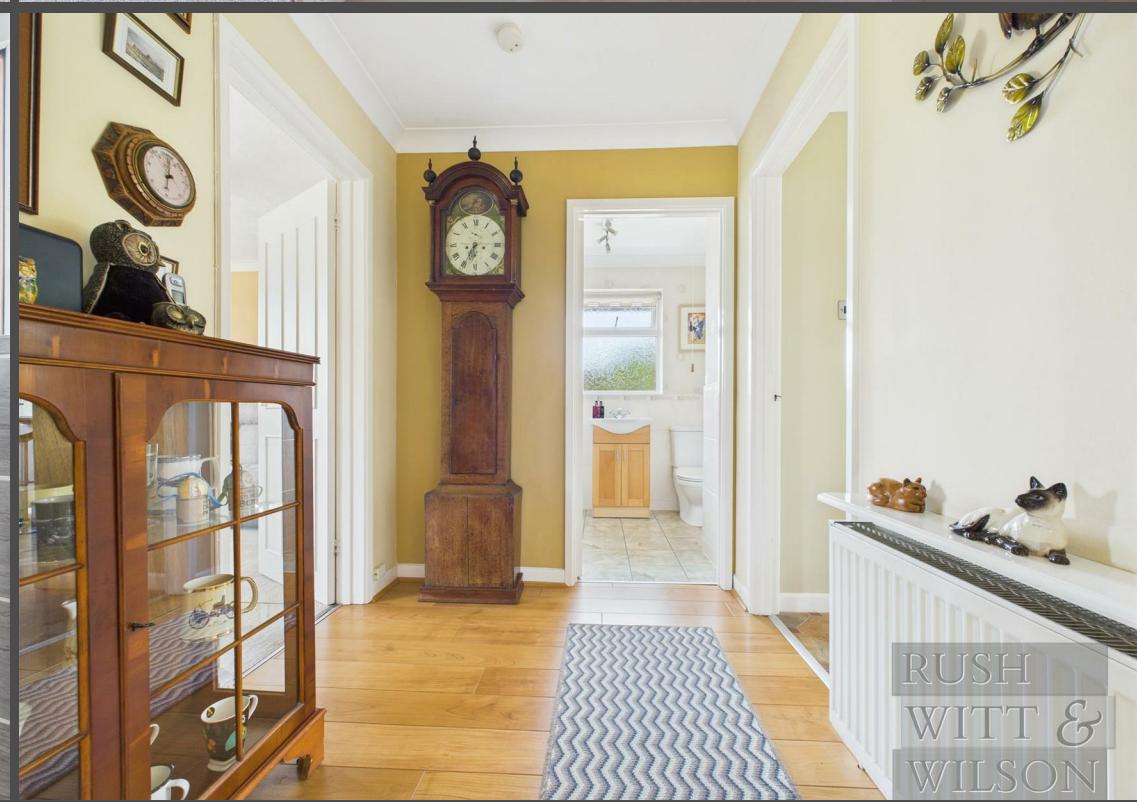
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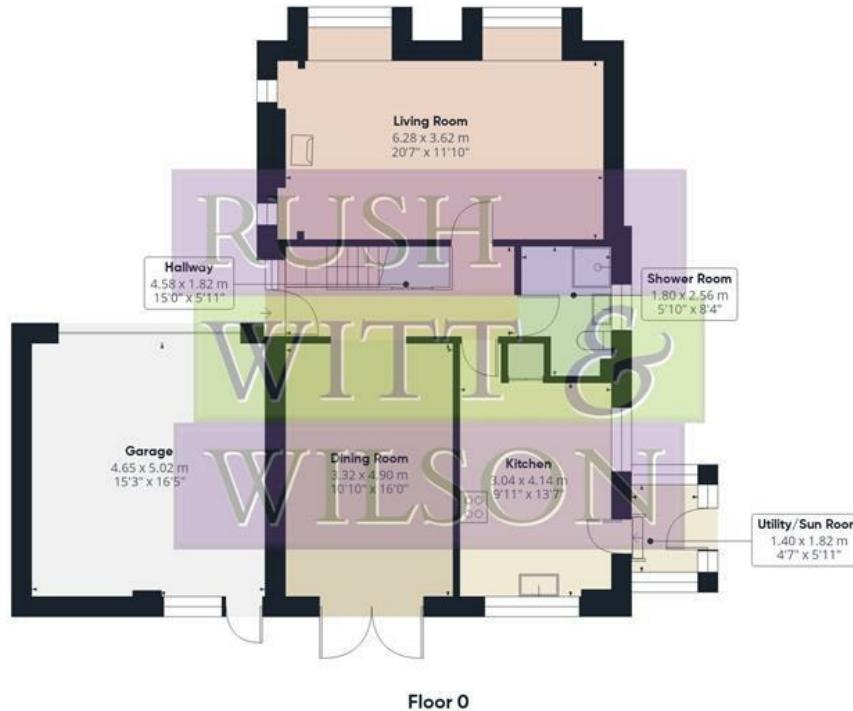
**19 Wrotham Close, Hastings, TN34 2RP**  
**Offers In Excess Of £450,000 Freehold**

Nestled in the charming cul-de-sac of Wrotham Close, Hastings, this stunning three-bedroom detached house is a rare find in today's market. Spanning an impressive 1,421 square feet, this property offers generous space for both relaxation and entertaining. As you enter, you are greeted by a welcoming reception room that sets the tone for the rest of the home. The well-proportioned bedrooms provide comfortable living spaces, ideal for families or those seeking additional room for guests. A convenient ground floor shower room ensures easy access for all, while the first floor offers a modern family bathroom. One of the standout features of this property is its beautifully maintained and remarkably secluded gardens, offering a peaceful retreat rarely found in such a well-connected location. Outside, you'll find an extensive terrace wrapping around two sides of the house, ideal for alfresco dining and soaking up the sun. The garden also boasts a shed on the terrace, a greenhouse, a summerhouse with power, an additional shed in the gated garden beyond the rose garden, and a tranquil water feature. A recently installed retractable awning at the rear of the house adds further comfort and usability to the outdoor space throughout the seasons. The location is equally appealing, with excellent access to the A21 for commuters, as well as proximity to the local hospital and the picturesque St Helens Woods, perfect for nature walks and recreation. This property is not just a house; it is a lifestyle. With its unique combination of space, privacy, and prime location, it promises a home where lasting memories will be made. Viewing is highly recommended to fully appreciate all this exceptional home has to offer.







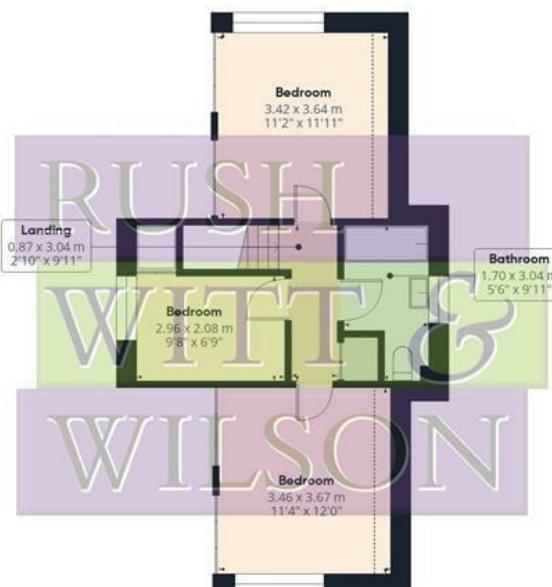


Approximate total area<sup>(1)</sup>

132.1 m<sup>2</sup>  
1421 ft<sup>2</sup>

Reduced headroom

2.2 m<sup>2</sup>  
24 ft<sup>2</sup>

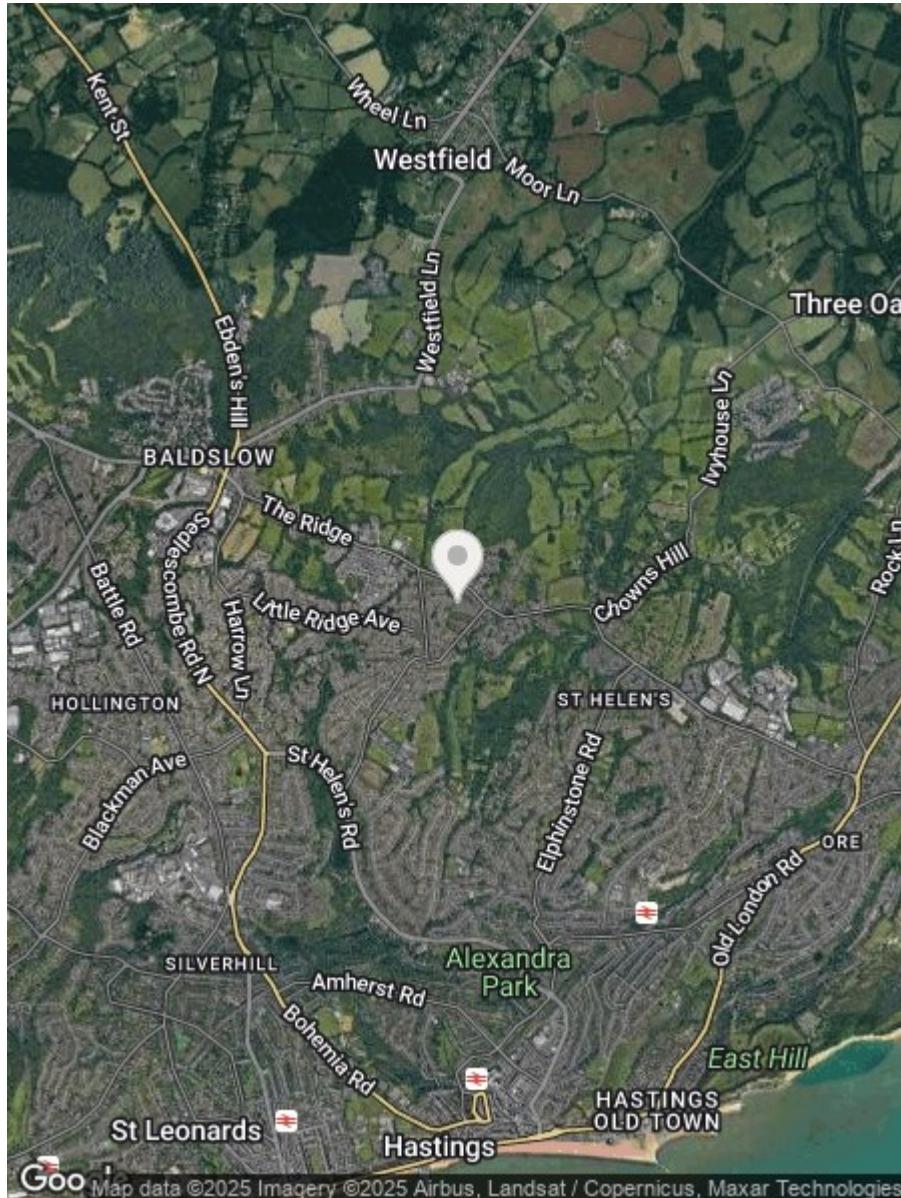


(1) Excluding balconies and terraces

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.



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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			
<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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

None of the services or appliances mentioned in these sale particulars have been tested.

It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.

Council Tax Band – D

A property may be subject to restrictive covenants and a copy of the title documents are available for inspection.

If you are seeking a property for a particular use or are intending to make changes please check / take appropriate legal advice before proceeding.

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