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**85 The Ridge, Hastings, East Sussex TN34 2AB**  
**£290,000 Freehold**

We are pleased to bring to the market this well-proportioned three-bedroom detached family home, located on the northern outskirts of Hastings within easy reach of Ore Village, offering a variety of local amenities and well-regarded schooling. The accommodation is both spacious and versatile, comprising an entrance hallway, a generous kitchen/diner, and a bright, welcoming lounge with direct access to the rear garden. A ground-floor bedroom provides flexibility for family living or home-working, while the first floor offers two further double bedrooms and a family bathroom. Externally, the property enjoys a predominantly level and private rear garden with a favourable southerly aspect, creating an ideal setting for family life, outdoor entertaining, and relaxation. To the front, a private driveway provides convenient off-road parking. This home represents an excellent opportunity for those seeking a practical and well-located property, combining comfortable living spaces with the benefits of a family-friendly environment.





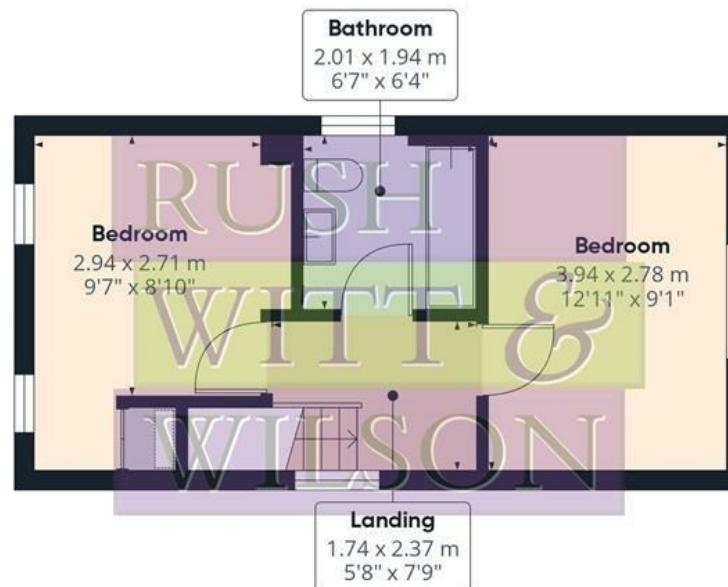




Approximate total area<sup>(1)</sup>

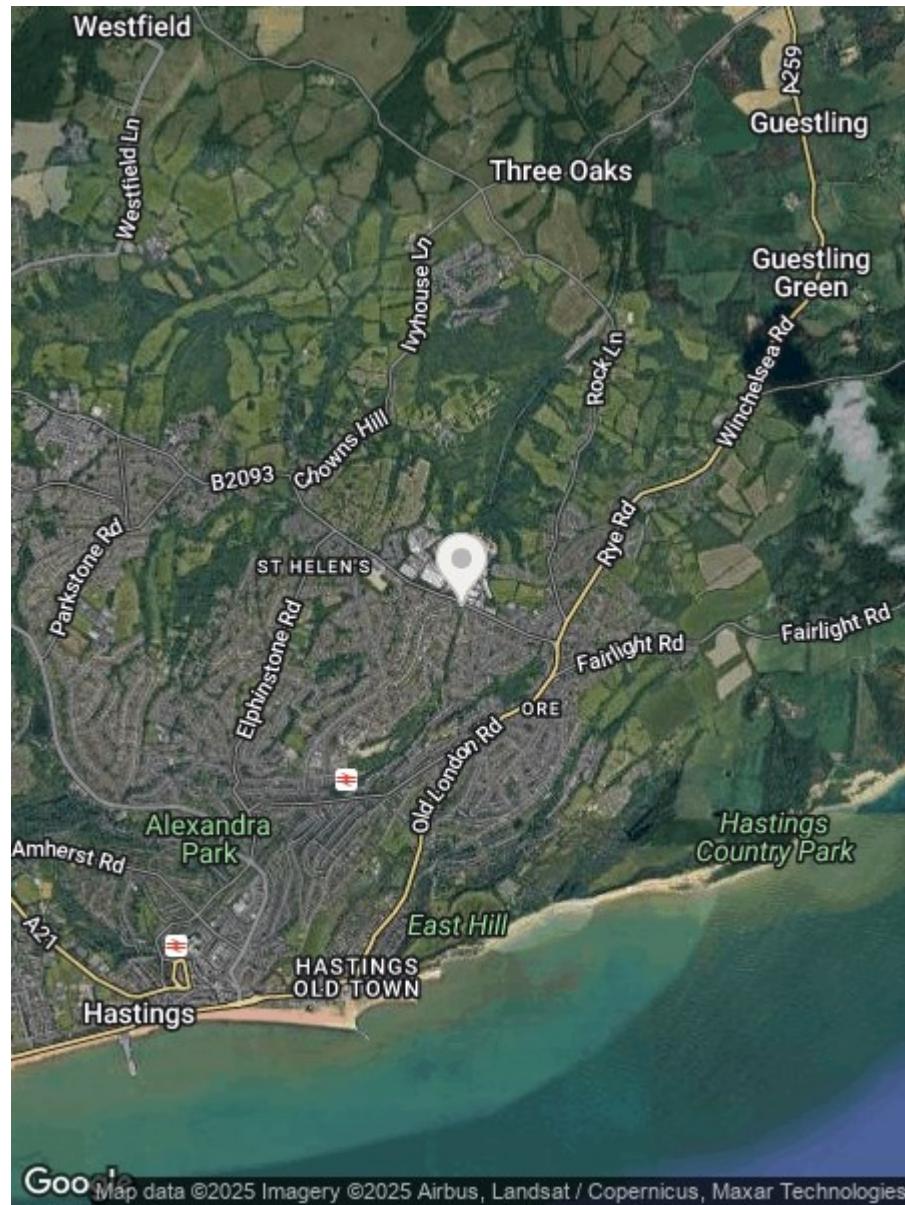
68.1 m<sup>2</sup>

733 ft<sup>2</sup>



(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		
(81-91) B		
(69-80) C		
(55-68) D	67	
(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 <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		
England & Wales	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 – B

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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