

**RUSH
WITT &
WILSON**



RUSH
WITT &

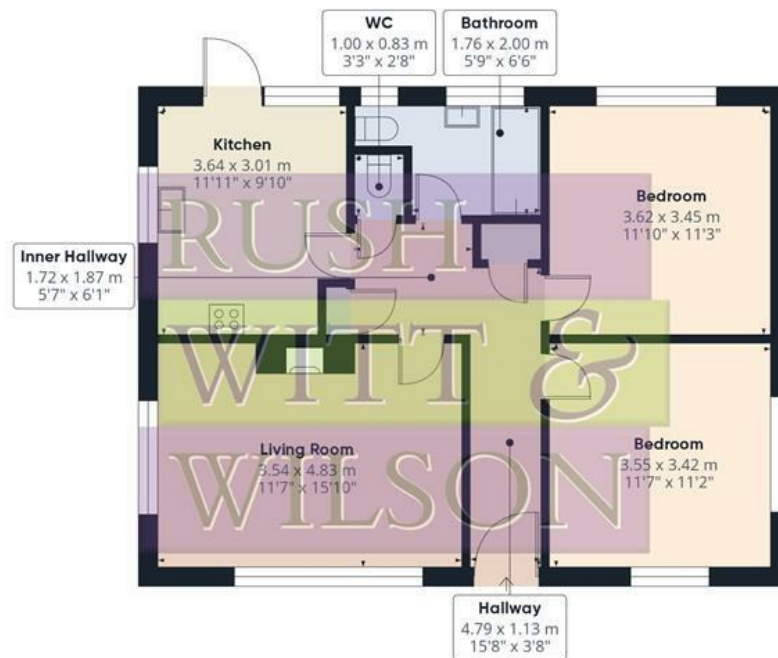
29 Ashford Road, Hastings, TN34 2HA
Offers In Excess Of £325,000 Freehold

Nestled on Ashford Road in the charming town of Hastings, this modern detached bungalow offers a delightful living experience. The property features two well-proportioned bedrooms, making it ideal for small families, couples, or those seeking a peaceful retreat. Upon entering, you are welcomed into a bright and airy reception room that serves as the heart of the home, perfect for relaxation or entertaining guests. The modern fitted bathroom, complete with a separate toilet, adds to the convenience of this lovely abode. The bungalow boasts off-road parking and a garage, ensuring that your vehicles are secure and easily accessible. The outdoor space is equally appealing, featuring a patio area that leads to a tiered rear garden, providing a wonderful setting for outdoor gatherings or simply enjoying the fresh air. This property combines comfort and practicality, making it a fantastic opportunity for anyone looking to settle in a serene environment while still being close to the amenities of Hastings. With its modern features and inviting atmosphere, this bungalow is not to be missed.

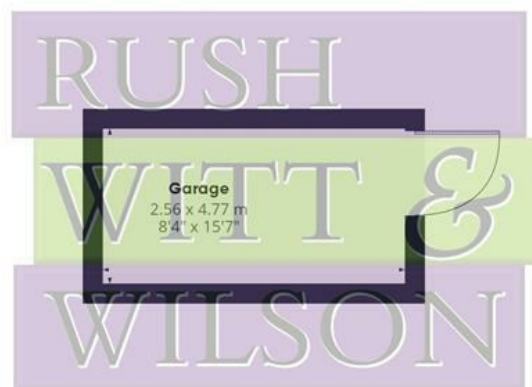








Floor 0 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾

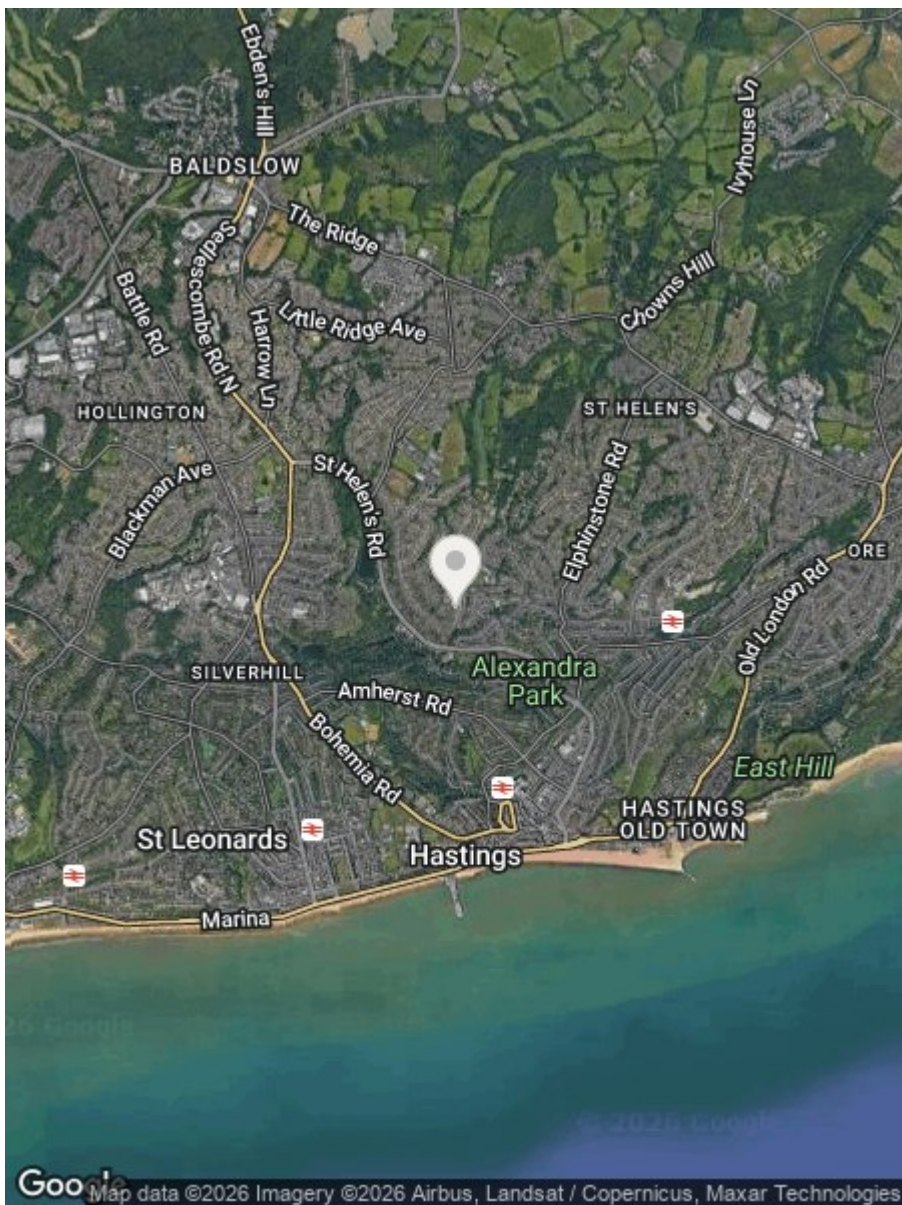
79 m²

850 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.

GIRAFFE 360



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		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(82 plus) A		
(61-81) B		
(49-60) C		
(35-48) D		
(21-34) E		
(9-20) F		
(1-8) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	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).
2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.
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.
5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://rushwittwilson.co.uk/privacy-policy>

**RUSH
WITT &
WILSON**

**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**