

**RUSH  
WITT &  
WILSON**



RUSH  
WITT &

**7 Amberstone Close, Hastings, East Sussex TN34 2BE  
Offers In The Region Of £350,000 Freehold**



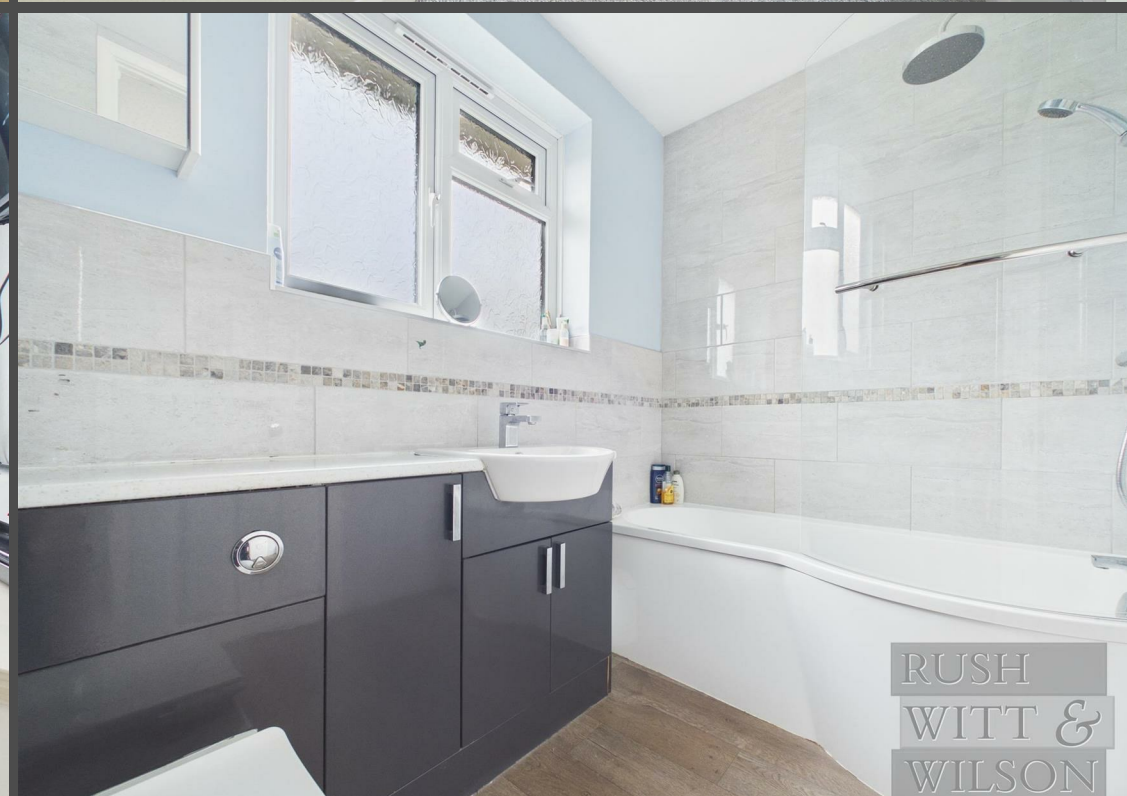
Nestled in the charming Amberstone Close, Hastings, this delightful semi-detached house offers a perfect family home for those seeking comfort and convenience. Bordering the scenic St. Helens Wood area, this property is ideally situated for nature lovers and those who appreciate leisurely countryside walks. Local amenities are within easy reach, including a Spar convenience store, Ore Station, Conquest Hospital, Sandown Primary School, and Ark Academy, making it a practical choice for families. This well-appointed Neo-Georgian style home is ready for you to move in, having undergone numerous improvements by the current owner. Upon entering, you are greeted by a welcoming entrance hall that leads into a spacious living/dining room, which boasts a bright and airy atmosphere thanks to its bay window and tasteful décor. The modern fitted kitchen, installed in 2021, exudes style and functionality, providing an excellent space for culinary creations. Additionally, a convenient downstairs WC enhances the practicality of the layout. The first floor features two generously sized bedrooms, both offering lovely leafy views, alongside a single third bedroom and a family bathroom. Each room is designed to provide comfort and tranquillity, making it an ideal retreat for family living. Externally, the property benefits from a driveway that accommodates multiple vehicles, leading to a single garage. The rear garden has been thoughtfully landscaped to take full advantage of the sunny aspect, featuring a secluded side terrace that is perfect for alfresco dining and relaxation. In summary, this property presents an exceptional opportunity for those seeking a ready-to-move-in family home in a desirable location. With its blend of modern amenities and proximity to nature, it is sure to appeal to a wide range of buyers.



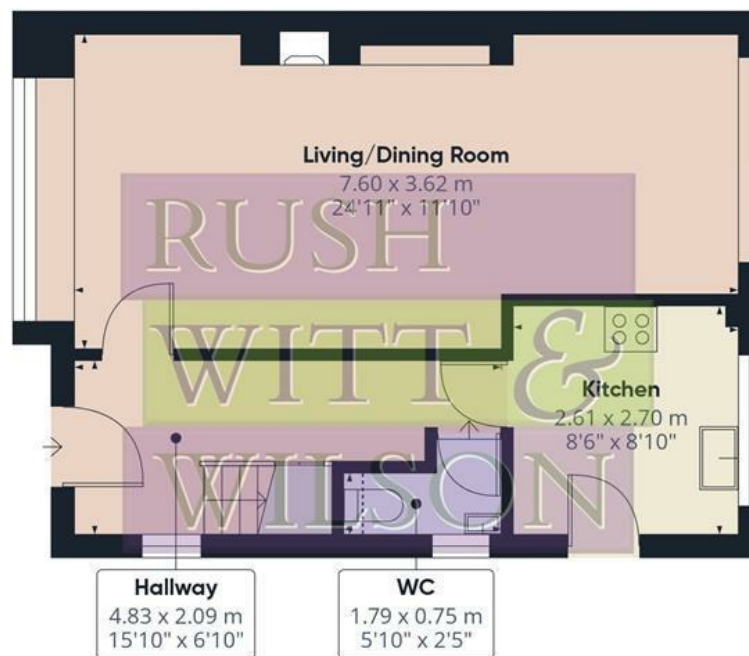












**Floor 0**



**Floor 1**

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

84.1 m<sup>2</sup>  
904 ft<sup>2</sup>

**Reduced headroom**

0.2 m<sup>2</sup>  
2 ft<sup>2</sup>

(1) Excluding balconies and terraces

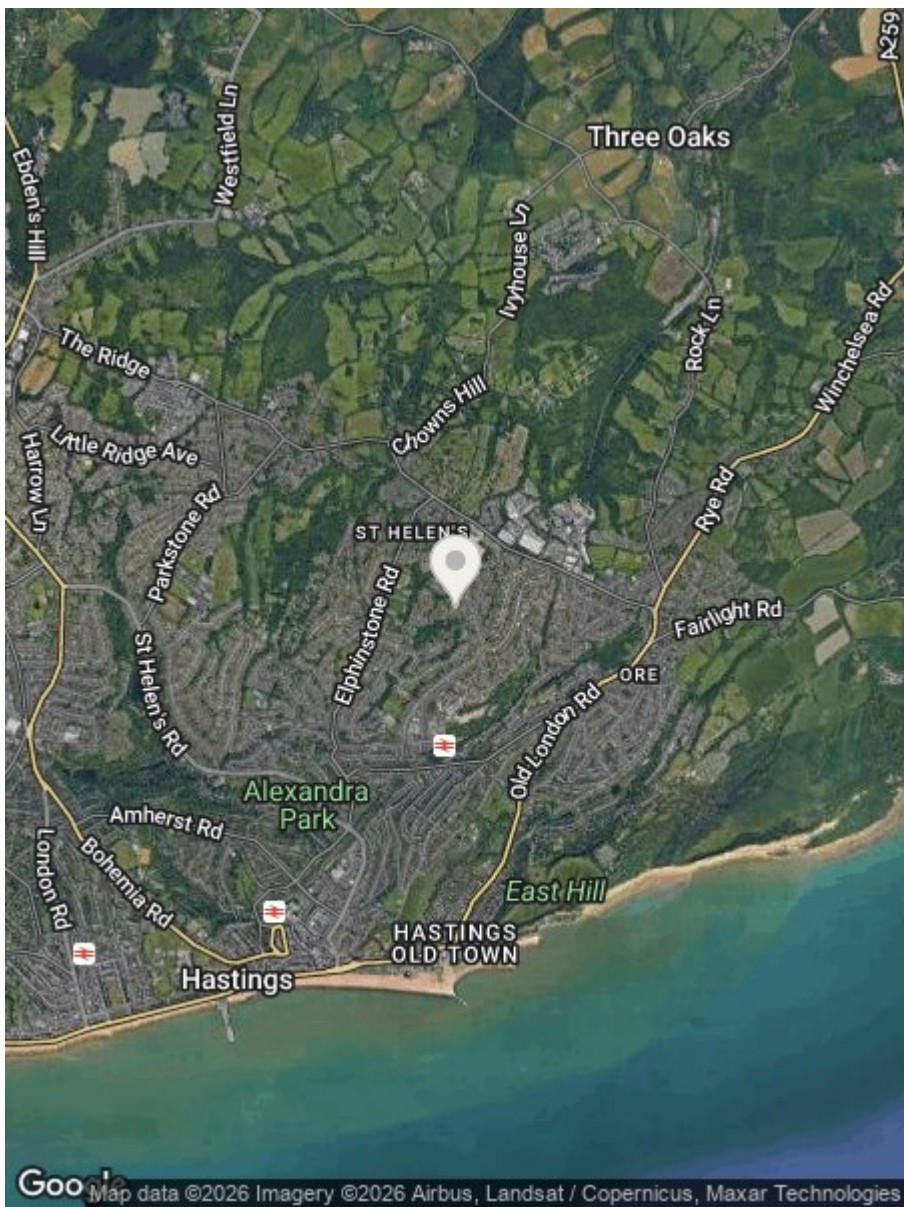
Reduced headroom

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.

**GIRAFFE360**





| Energy Efficiency Rating                    |           |                                                                                                             |
|---------------------------------------------|-----------|-------------------------------------------------------------------------------------------------------------|
|                                             | Current   | Potential                                                                                                   |
| Very energy efficient - lower running costs |           |                                                                                                             |
| (92 plus) <b>A</b>                          |           | <b>82</b>                                                                                                   |
| (81-91) <b>B</b>                            |           |                                                                                                             |
| (69-80) <b>C</b>                            |           |                                                                                                             |
| (55-68) <b>D</b>                            | <b>68</b> |                                                                                                             |
| (39-54) <b>E</b>                            |           |                                                                                                             |
| (21-38) <b>F</b>                            |           |                                                                                                             |
| (1-20) <b>G</b>                             |           |                                                                                                             |
| 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 CO2 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 CO2 emissions |         |                            |
| England & Wales                                     |         | EU Directive<br>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](mailto:hastings@rushwittwilson.co.uk)  
[www.rushwittwilson.co.uk](http://www.rushwittwilson.co.uk)**