

**RUSH  
WITT &  
WILSON**



RUSH  
WITT &

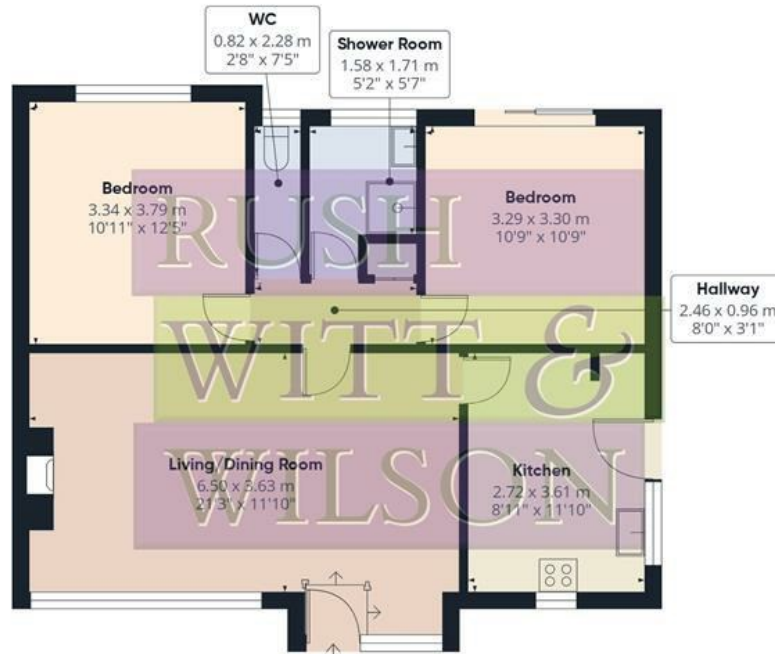
**61 Parkstone Road, Hastings, Sussex TN34 2NT  
Guide Price £300,000 - £325,000 Freehold**

**\*\*\*GUIDE PRICE £300,000 - £325,000\*\*\*** Nestled on the desirable Parkstone Road in Hastings, this charming two-bedroom detached bungalow offers a perfect blend of comfort and convenience. Upon entering, you are welcomed into a spacious reception room, ideal for relaxation or entertaining guests. The property features two well-proportioned bedrooms, providing ample space for family or guests. The main shower room is thoughtfully designed, complemented by a separate WC for added convenience. The bungalow boasts a mature rear garden, a delightful outdoor space that invites you to enjoy the tranquillity of nature, perfect for gardening enthusiasts or those seeking a peaceful retreat. For those with vehicles, the property includes a garage and a block-paved driveway, providing parking for up to three vehicles, ensuring that you and your guests will never be short of space. This property is offered chain-free, making it an attractive option for those looking to move in without delay. With its prime location and appealing features, this bungalow presents an excellent opportunity for both first-time buyers and those looking to downsize. Don't miss the chance to make this lovely home your own.









Floor 0 Building 1

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

78.5 m<sup>2</sup>

844 ft<sup>2</sup>

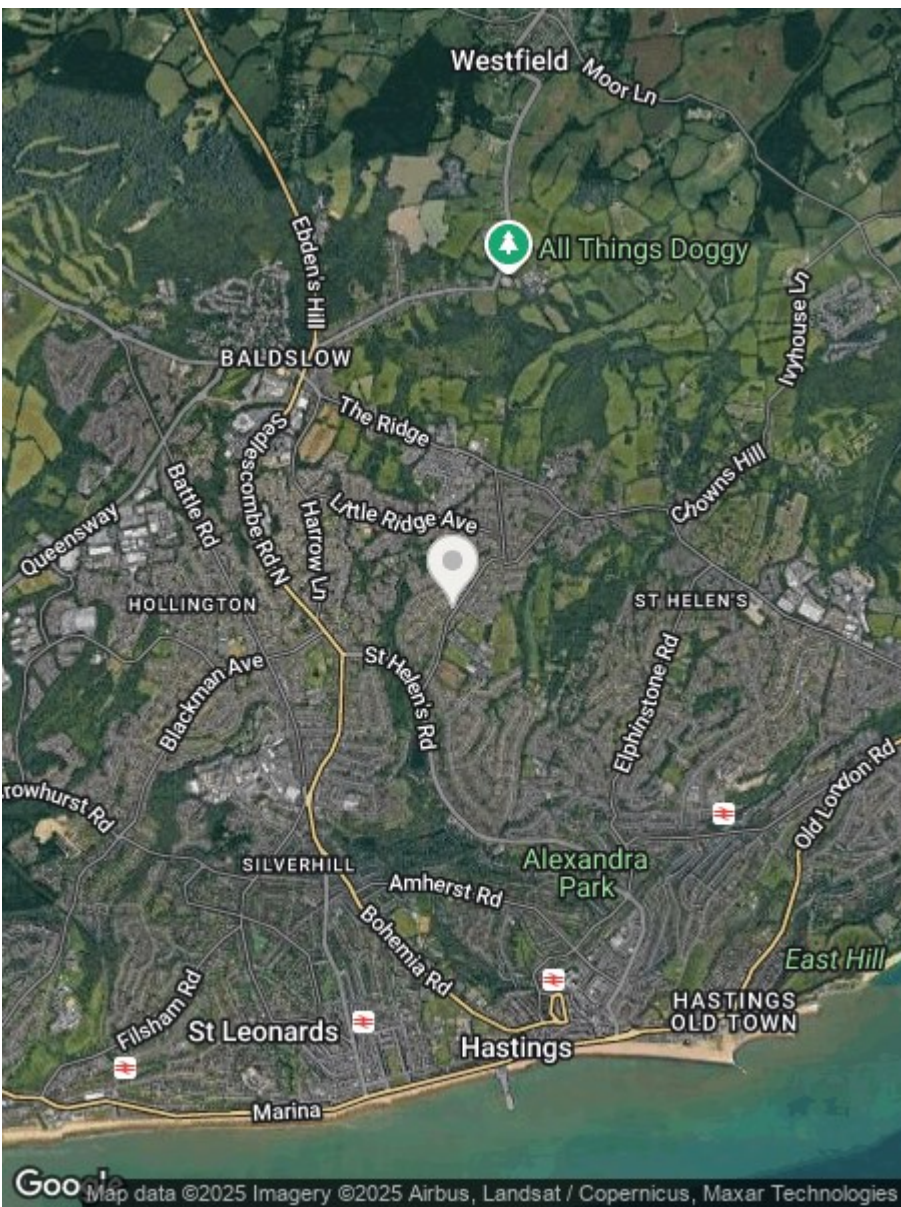


Floor 0 Building 2

(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.

GIRAFFE360



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		
	47	82
<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 – C

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.

**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**