

**RUSH
WITT &
WILSON**



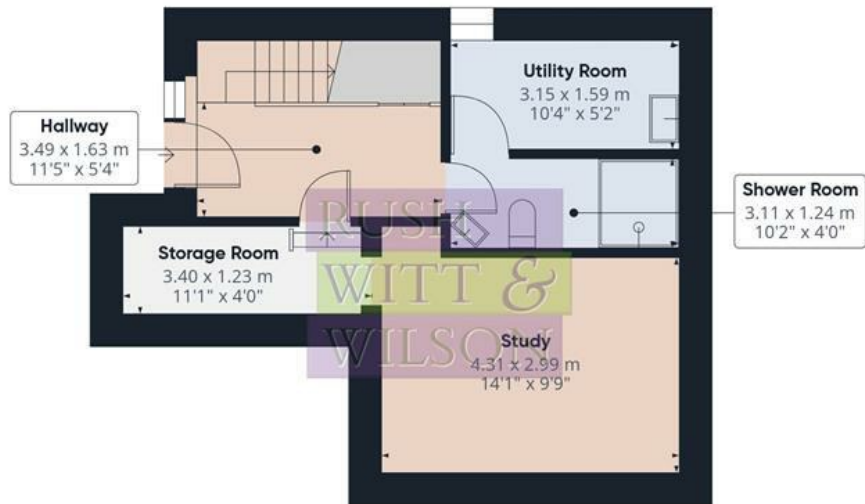
**37 Park Crescent, Hastings, TN34 2PP
Offers In Excess Of £340,000 Freehold**

A truly beautiful and immaculately presented three-bedroom semi-detached townhouse, showcasing stylish décor throughout and enjoying breath-taking panoramic views across Hastings towards the English Channel. Perfectly positioned in a popular residential area within easy reach of Alexandra Park, excellent local schools and convenient bus routes, this home offers a wonderful balance of comfort, practicality and elegance. The property benefits from off-road parking, an integral garage (currently divided to provide a study and storage room), modern double-glazed windows and gas central heating. The ground floor comprises a welcoming entrance hall, integral garage, a modern shower room with a spacious quadruple shower cubicle and a well-equipped utility room. On the first floor, the south-east facing living room is filled with natural light, with French doors opening onto a balcony that perfectly frames the stunning views. The open-plan kitchen and dining area is ideal for entertaining, with doors that seamlessly connect the living space to the rear garden. Outside, the beautifully landscaped tiered garden is designed for easy maintenance, combining well-planned planting with paved seating areas, creating an inviting and tranquil space to relax or entertain without the need for extensive upkeep. The top floor offers three well-proportioned bedrooms, two with built-in wardrobes, and a modern family bathroom. With its exceptional presentation, low-maintenance outdoor spaces, and unbeatable views, this is a home that truly stands out.

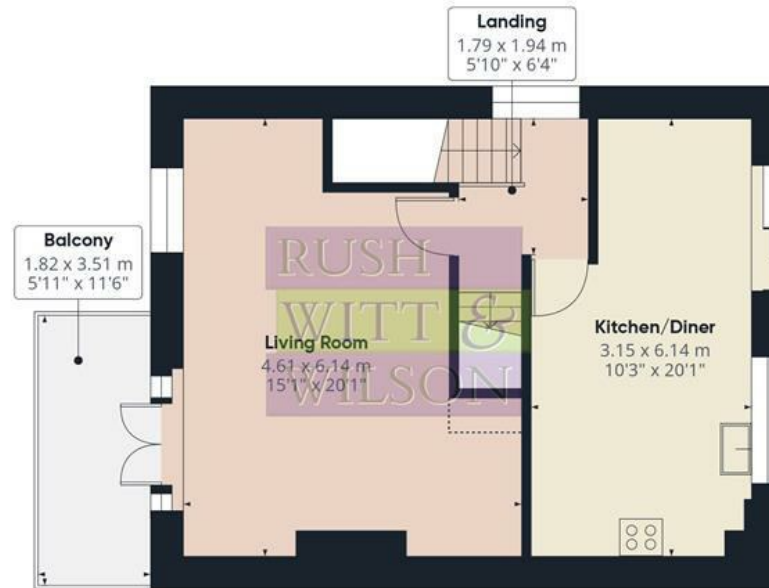








Floor 0



Floor 1



Floor 2

**RUSH
WITT &
WILSON**

Approximate total area⁽¹⁾

122.5 m²
1319 ft²

Balconies and terraces

6.3 m²
68 ft²

Reduced headroom

0.5 m²
5 ft²

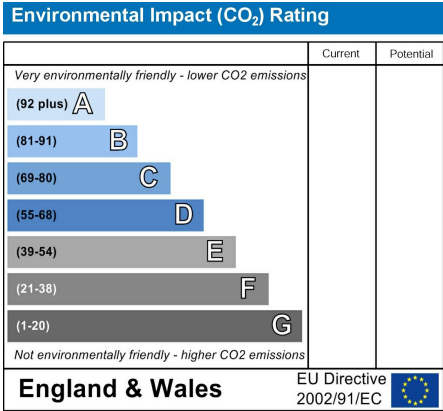
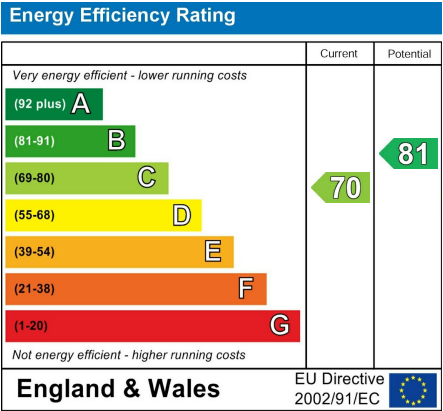
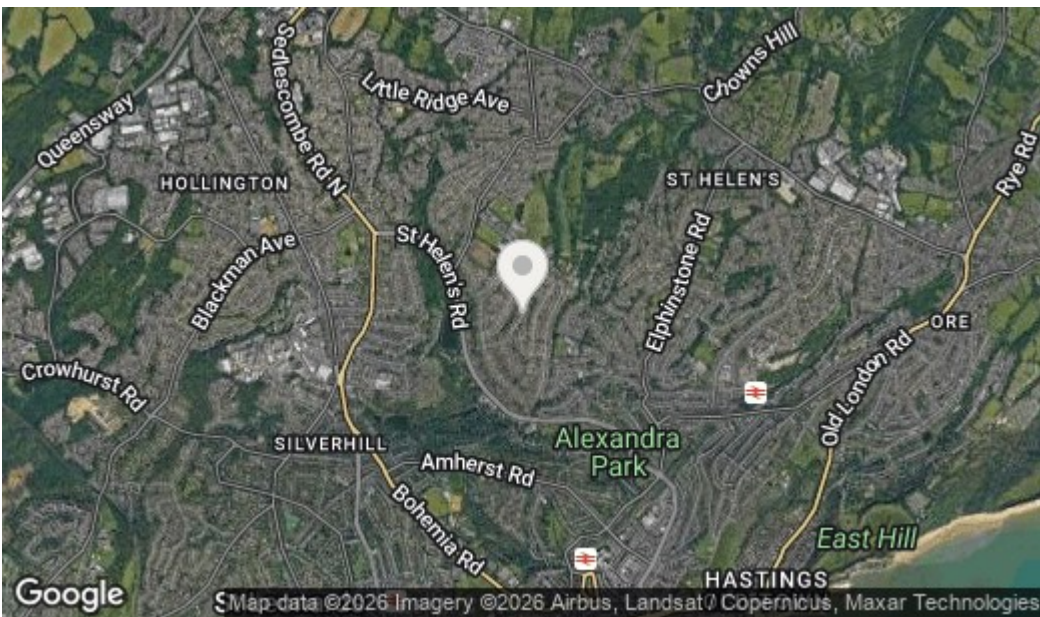
(1) Excluding balconies and terraces

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



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>



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