

**RUSH
WITT &
WILSON**



**13 Rotherfield Avenue, Hastings, East Sussex TN34 3PA
£350,000**

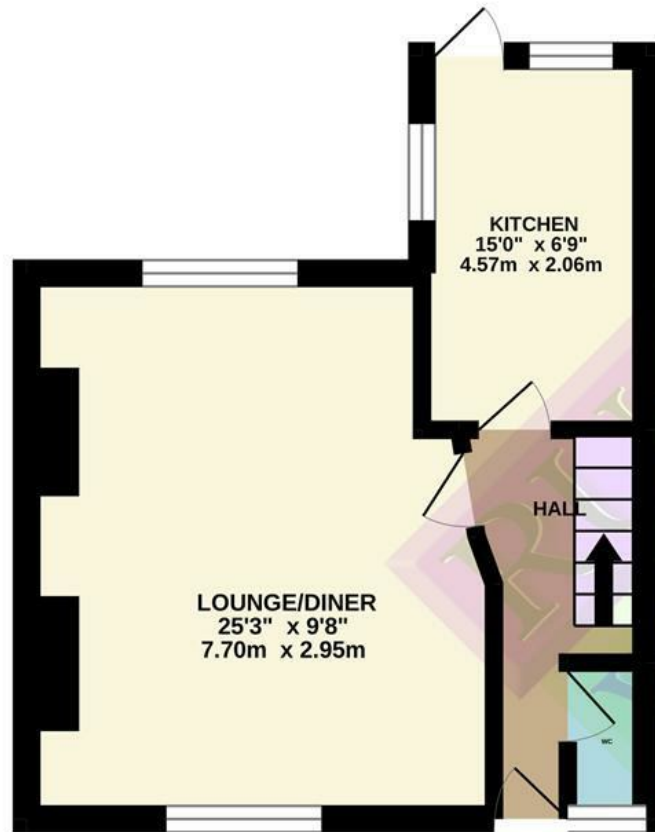
*****VIEWS – VIEWS – VIEWS ***** A rare chance to purchase this stunning three bedroom house that is privately situated and enjoys some of the best views available in HASTINGS. This characterful home is found newly renovated and boasts accommodation comprising of an entrance porch, lounge/diner with views towards the sea, newly fitted kitchen and a cloakroom/wc. To the first floor there are three well appointed bedrooms that offers fantastic views to the front and a newly fitted bathroom/wc. The property can be accessed from either the front or the rear and is located just off Bembrook Road or via Egremont Place where you will find parking and a garage. The property is within ease of access to local transport links, amenities, schools and useful road links. Viewings are recommended given the presentation of this property to be sold **CHAIN FREE**



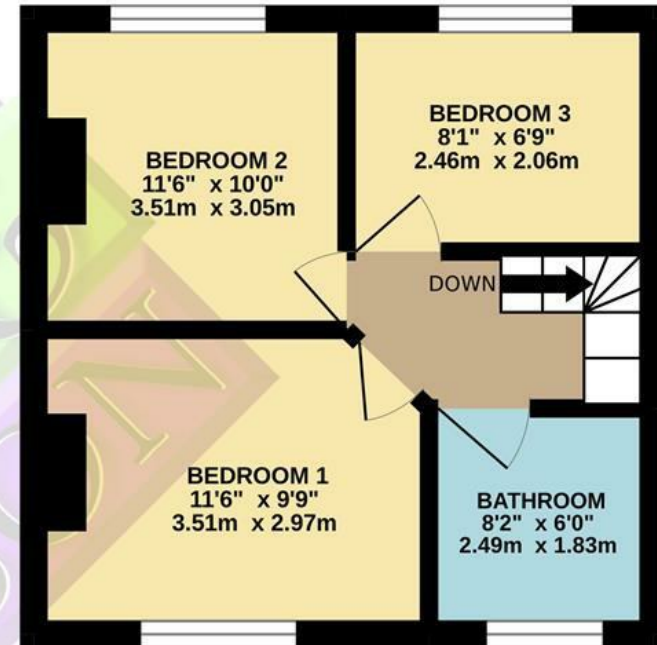




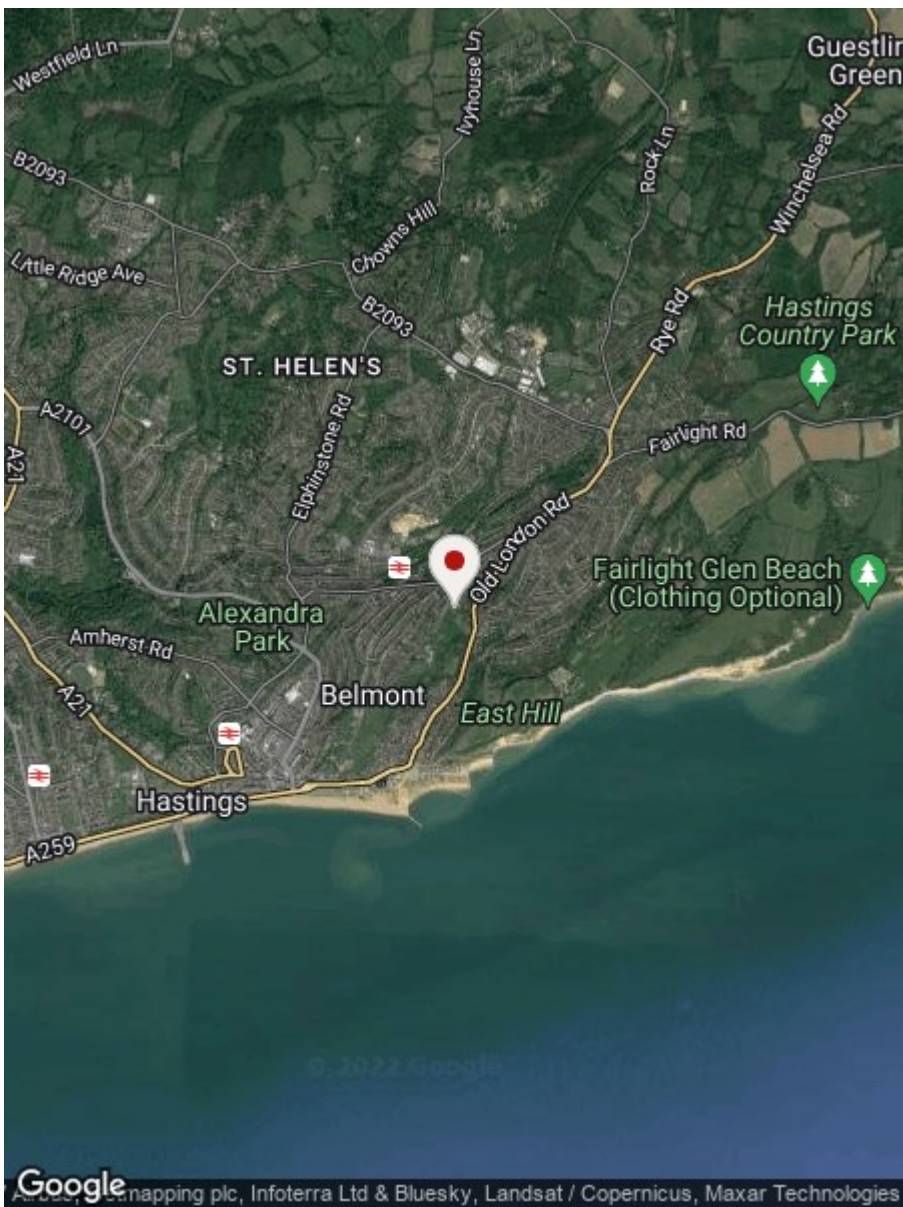
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating

| | Current | Potential |
|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 87 |
| (81-91) B | | |
| (69-80) C | 71 | |
| (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 | |

Environmental Impact (CO₂) Rating

| | Current | Potential |
|---|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ 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 ₂ emissions | | |
| England & Wales | EU Directive 2002/91/EC | |

**RUSH
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