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**49 Woodlands Way, Hastings, TN34 2FT**  
Offers In Excess Of £375,000

Rush Witt & Wilson are delighted to offer to the market this beautifully presented three-bedroom terraced townhouse, built by Millwood Designer Homes in 2016. The property combines modern design and energy efficiency, providing well-proportioned living spaces. The ground floor includes an entrance hall, a contemporary kitchen with double aspect windows and dining space, a utility room, a cloakroom/WC, and an integral garage.

On the first floor, you'll find two generous bedrooms, one with an en-suite shower room, as well as a bathroom/WC and a spacious lounge with

French doors opening to the rear garden. The second floor hosts a master bedroom with its own en-suite shower room/WC.

Outside, the property boasts a large rear garden with a patio and lawn, perfect for outdoor enjoyment. To the front, there is a driveway leading to the garage, with additional parking space available.

Located in the sought-after development just off The Ridge, the property is within walking distance of Conquest Hospital and offers excellent transport links to the A21. The nearby market town of Battle provides a mainline station and a range of top-quality private and state schools. Early viewings are highly recommended and can be arranged through sole agents Rush Witt & Wilson.





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

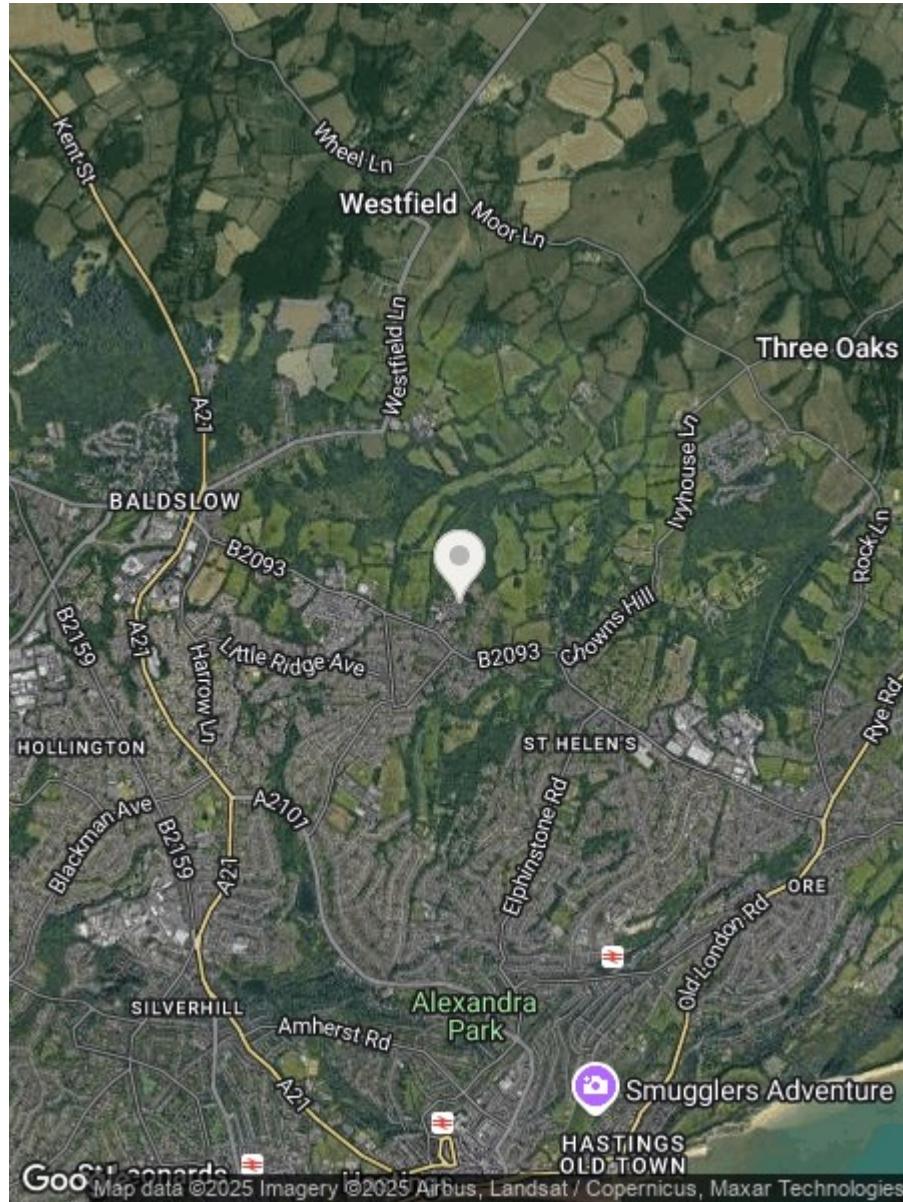
1388.34 ft<sup>2</sup>  
128.98 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



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Residential Estate Agents  
Lettings & Property Management



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		92
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G Not energy efficient - higher running costs		
<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	

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