

**RUSH  
WITT &  
WILSON**



RUSH  
WITT &

**69 The Ridge, Hastings, TN34 2AB**  
**Guide Price £400,000 - £425,000 Freehold**



**\*\*\*GUIDE PRICE - £400,000 - £425,000\*\*\***

Nestled in the desirable area of The Ridge, Hastings, this splendid semi-detached house offers an impressive 1,723 square feet of living space, perfect for families seeking both comfort and style. Spanning three stories, the property is a harmonious blend of classic charm and modern convenience. Upon entering, you are greeted by a welcoming atmosphere that flows seamlessly through the well-designed layout. The ground floor features a well-equipped kitchen, ideal for culinary enthusiasts, alongside a dedicated laundry room and a convenient water closet. The heart of the home is undoubtedly the two inviting reception rooms, each boasting a charming fireplace, perfect for cosy evenings. Additionally, there is two areas for elegant dining spaces that provide an excellent setting for entertaining guests, complemented by a spacious living room that invites relaxation. As you ascend to the first floor, you will discover three magnificent bedrooms, each with its own unique fireplace, adding a touch of character to each space. This level also includes a handy WC and a beautifully appointed bathroom, complete with both a shower and a bath, ensuring convenience for all family members. The second floor offers a tranquil office space/occasional bedrooms, ideal for remote work or study. Outside, the property boasts off-road parking to the front, ensuring ease of access, while the beautiful rear garden provides a serene retreat for outdoor enjoyment. This home is not just a place to live; it is a sanctuary that offers a perfect balance of luxury and warmth, making it an ideal choice for those looking to settle in Hastings. We cannot wait to show you this fine example of a family home.







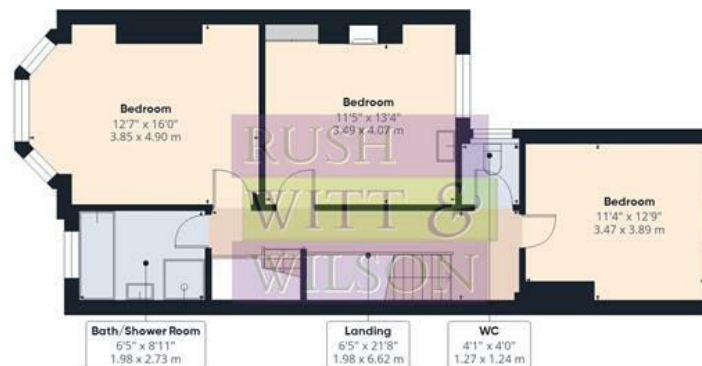




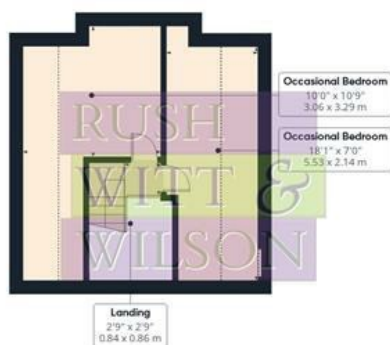




**Floor 0**



**Floor 1**



**Floor 2**



**Approximate total area<sup>m</sup>**

1723 ft<sup>2</sup>

160.1 m<sup>2</sup>

**Reduced headroom**

96 ft<sup>2</sup>

8.9 m<sup>2</sup>

(1) Excluding balconies and terraces

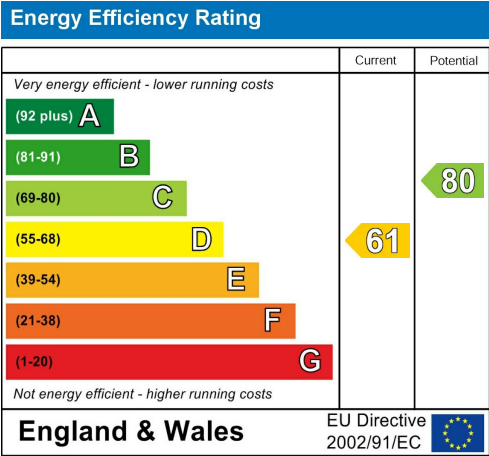
Reduced headroom

..... Below 5 ft/1.5 m

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**



**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**