

RUSH  
WITT &  
WILSON



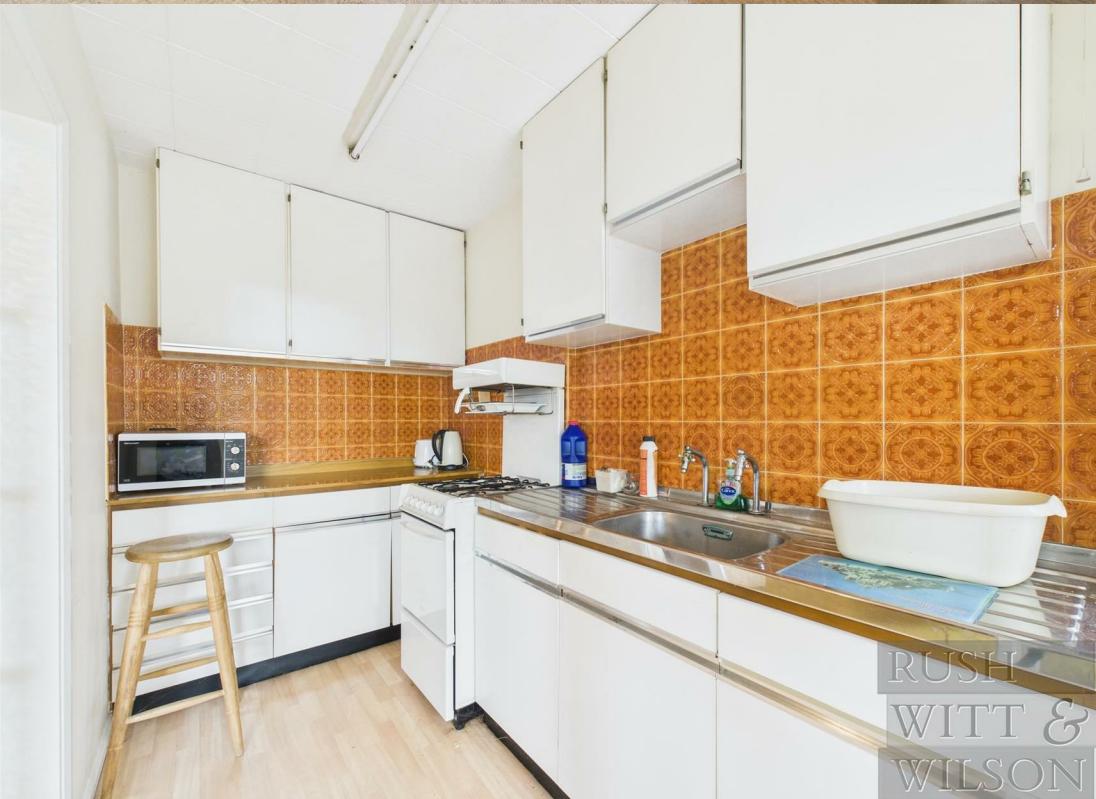
RUSH  
WITT &

**24 Dunclutha Road, Hastings, TN34 2JA**  
**£425,000 Freehold**

Nestled on the desirable Dunclutha Road in Hastings, this charming three-bedroom detached bungalow presents an excellent opportunity for those looking to create their dream home. Spanning an impressive 1,074 square feet, the property boasts two spacious reception rooms, perfect for both relaxation and entertaining. The bungalow features a well-proportioned kitchen with an adjoining dining room, ideal for family meals and gatherings. While the property requires modernisation throughout, it offers a blank canvas for buyers to infuse their personal style and preferences. The potential to transform this space into a contemporary haven is truly exciting. With the added benefit of a garage and off-road parking for two vehicles, convenience is at your fingertips.

The property is chain-free, allowing for a smooth and straightforward purchase process. Situated in a favoured postcode, this bungalow is not only a fantastic investment but also a wonderful place to call home. Whether you are a first-time buyer or looking to downsize, this property offers the perfect blend of space, potential, and location. Don't miss the chance to make this bungalow your own and enjoy all that Hastings has to offer.



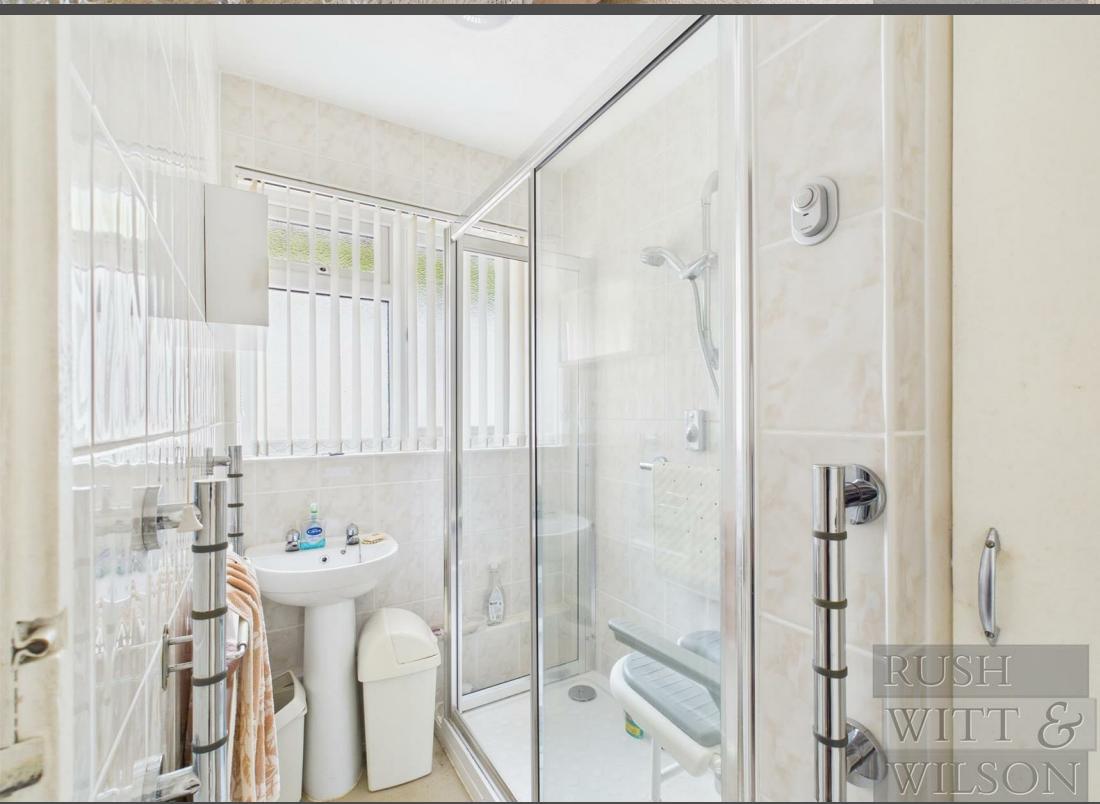




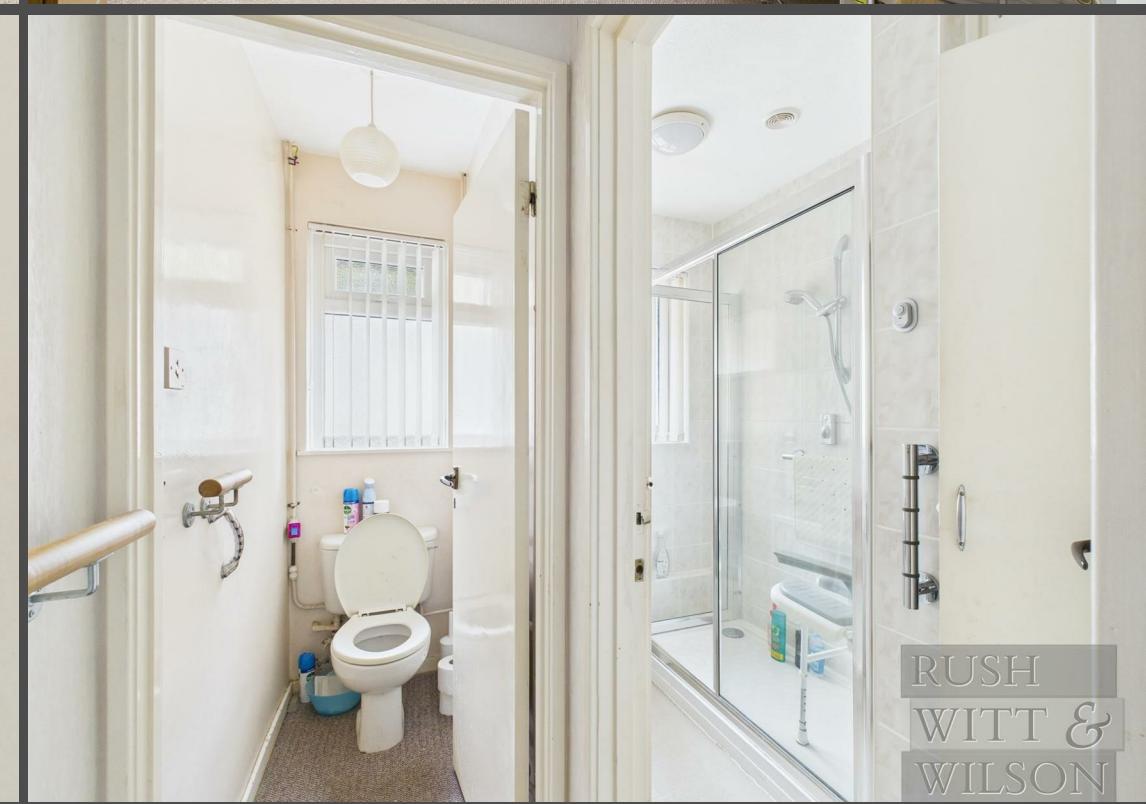
RUSH  
WITT &  
WILSON



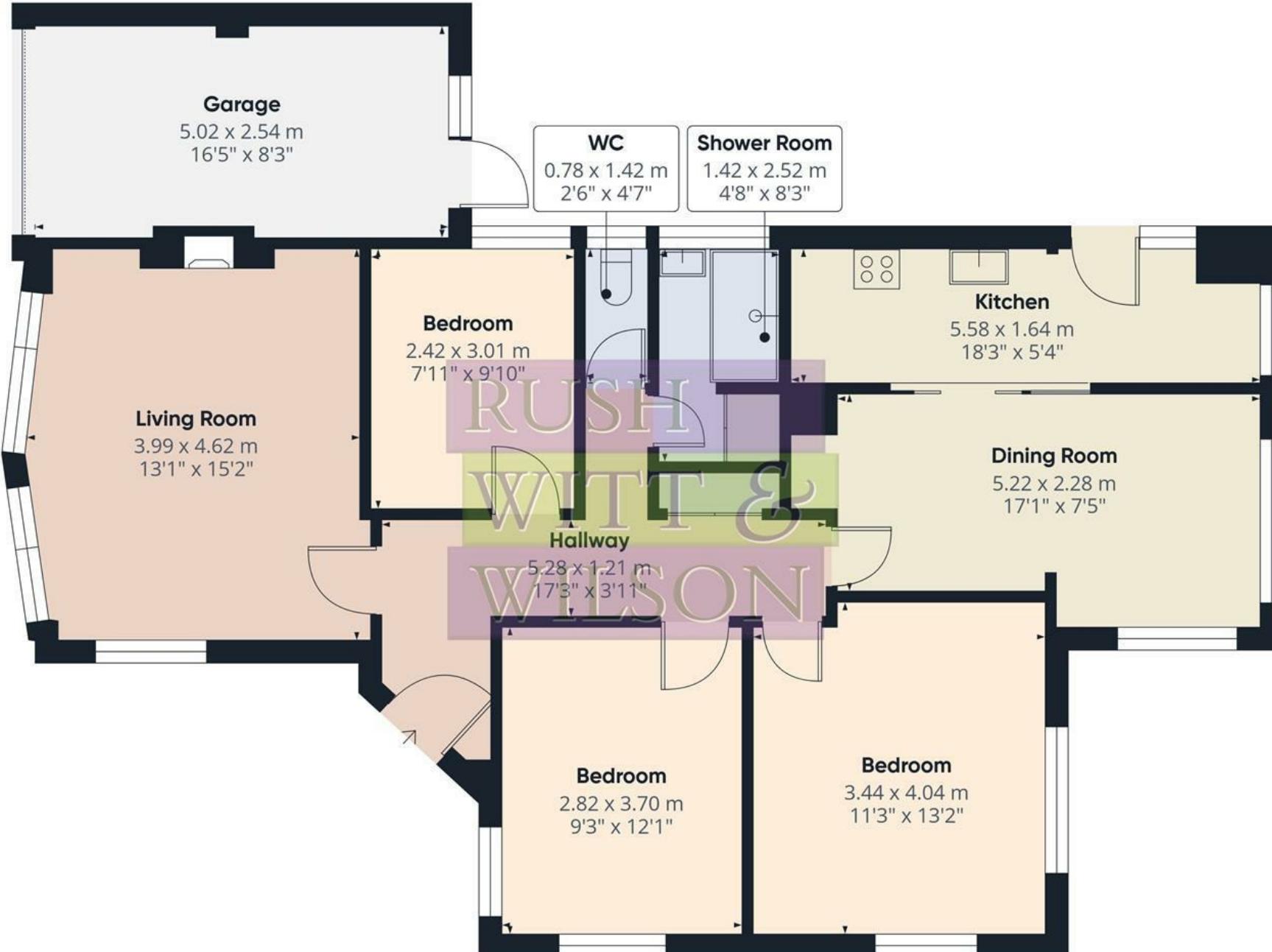
RUSH  
WITT &  
WILSON



RUSH  
WITT &  
WILSON



RUSH  
WITT &  
WILSON



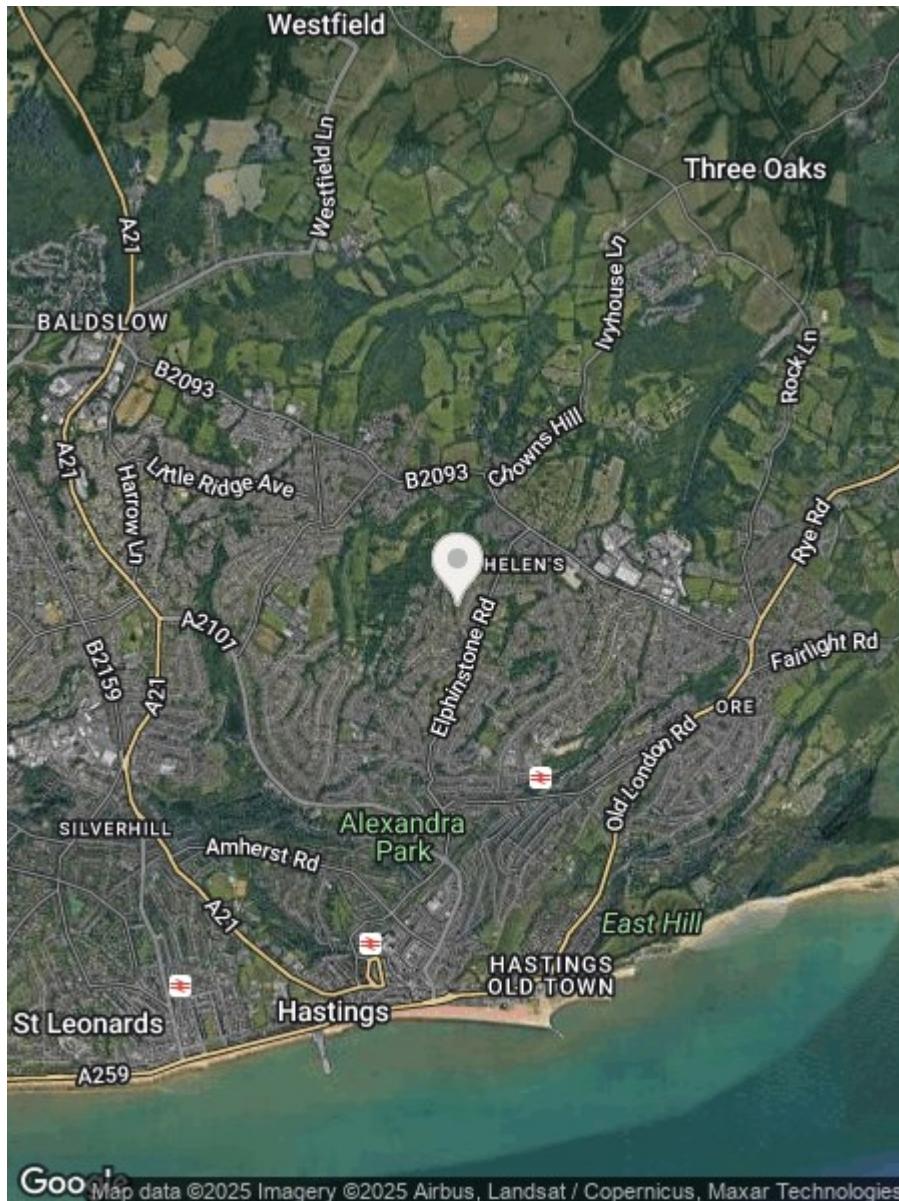
Approximate total area<sup>(1)</sup>

99.8 m<sup>2</sup>

1074 ft<sup>2</sup>

(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.



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		
England & Wales		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		
England & Wales		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 – D

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](mailto:hastings@rushwittwilson.co.uk)  
[www.rushwittwilson.co.uk](http://www.rushwittwilson.co.uk)