

**RUSH
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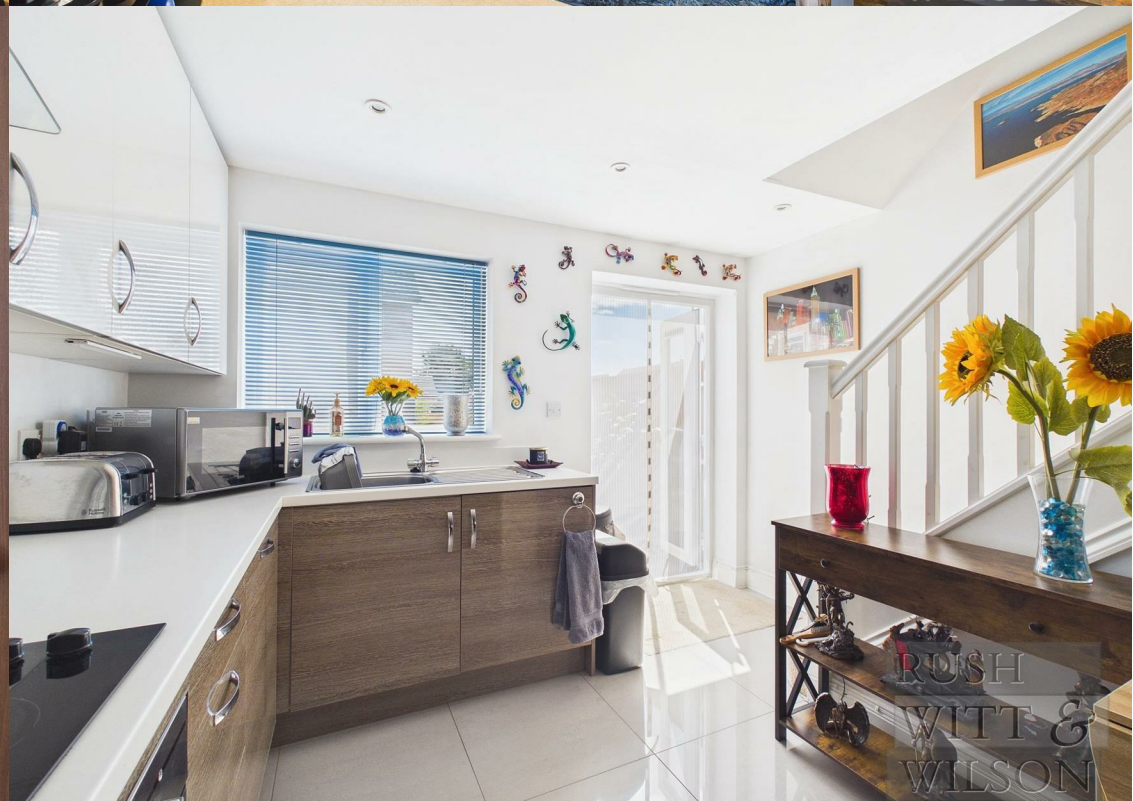


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**4 Bannister Close, Hastings, TN34 3FR
Offers In Excess Of £220,000 Freehold**

Welcome to Bannister Close, a beautifully presented freehold two bedroom home, ideal for first-time buyers looking to step onto the property ladder. To the front of the property is off-road parking, with the current owners comfortably accommodating two vehicles. Inside, the ground floor offers a modern open-plan layout, seamlessly combining the living room and kitchen to create a bright and sociable living space, along with the convenience of a downstairs WC. Upstairs, the property features two well-proportioned bedrooms and a stylish, tastefully decorated family bathroom. Outside, the secluded rear garden is mainly laid to lawn and enjoys a patio seating area, perfect for outdoor dining and entertaining, with a useful storage shed positioned at the rear. This attractive home is ready to move into and offers modern, low-maintenance living in a layout perfectly suited to first-time buyers, professionals or those looking to downsize.









Approximate total area⁽¹⁾

51.7 m²

557 ft²

Reduced headroom

0.4 m²

4 ft²

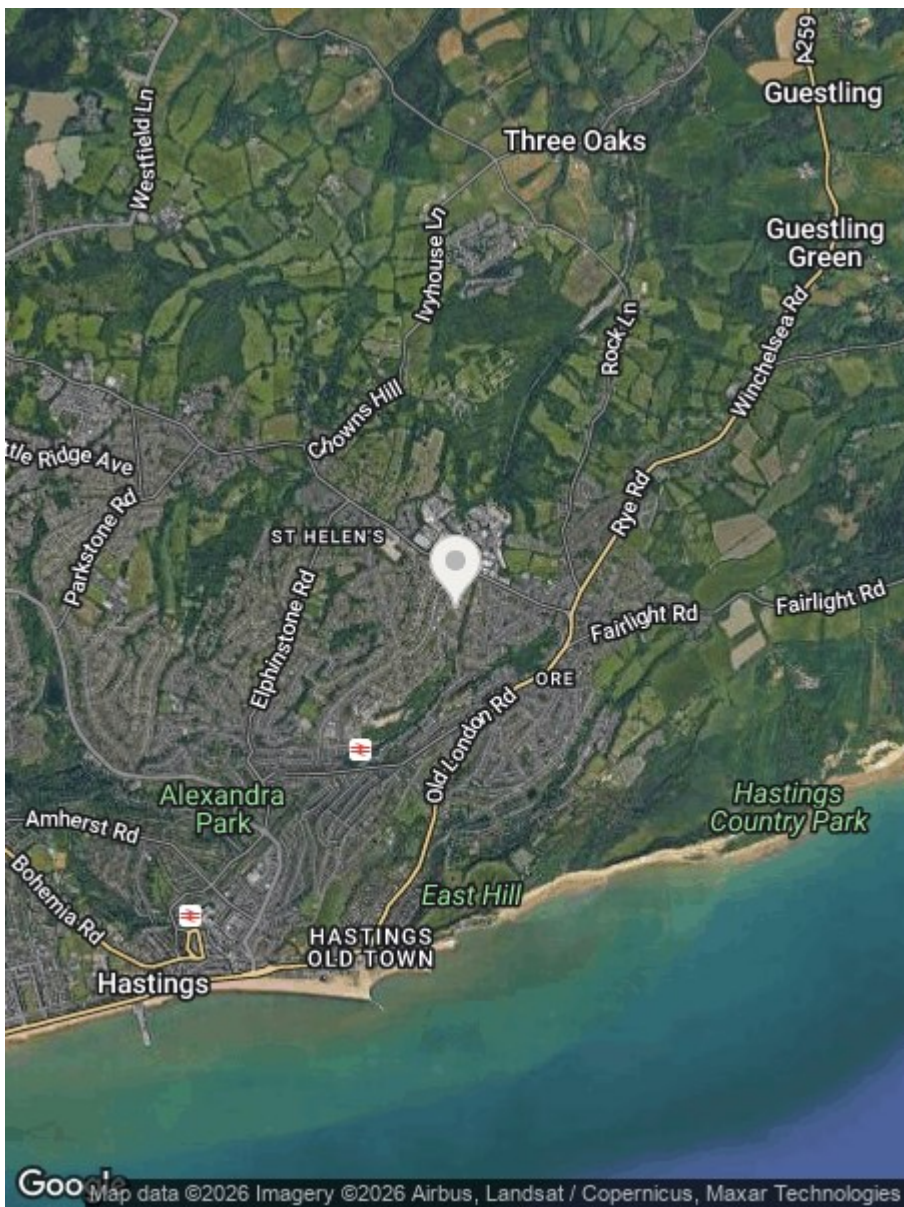
(1) Excluding balconies and terraces

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.

GIRAFFE 360



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		
	81	86
England & Wales		
	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) 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	

Council Tax Band - B

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:

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