

**RUSH  
WITT &  
WILSON**



**8 Hazelwood View, Hastings, East Sussex TN35 4FA**  
**Price Guide £550,000 - £575,000 Freehold**



**Guide Price £550,000 - £575,000**

We're delighted to present this exceptional 4/5 bedroom luxury home, set within picturesque semi-rural surroundings and backing directly onto beautiful woodland. Tucked away along Rock Lane in Hastings, East Sussex, the property enjoys a highly sought-after position just minutes from the charm of the Old Town and the vibrant, cosmopolitan seafront. Situated on a private, enclosed road, this contemporary detached residence was constructed in 2019 and benefits from the remainder of a 10-year new build warranty, offering both style and peace of mind. The accommodation is arranged around a welcoming and impressive entrance hall, finished with oak flooring and internal doors. At the heart of the home is a stunning kitchen/dining space, complete with high-quality integrated appliances and bi-fold doors opening onto the level rear garden perfect for modern family living and entertaining. There is also a utility room, a spacious double-aspect living room with bi-fold doors to the garden, a downstairs cloakroom, a versatile study or fifth bedroom, and access to the integral garage. Upstairs, the property offers four generous double bedrooms, two of which benefit from en suite facilities, alongside a well-appointed family bathroom with a separate shower. The rear-facing bedrooms enjoy delightful views across the paddock. Externally, the home provides ample off-road parking for multiple vehicles, while to the rear is a beautifully landscaped garden, ideal for families and outdoor enjoyment. The location offers the best of both worlds, with scenic countryside walks on your doorstep and excellent transport links via Hastings mainline station, providing connections to London in under two hours. Residents of Hazelwood View will enjoy an enviable lifestyle in this outstanding setting. Early viewing is highly recommended through the vendors' sole agents, Rush Witt & Wilson, to fully appreciate all that this superb executive home has to offer.















**Floor 0**



**Floor 1**



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

181.3 m<sup>2</sup>

1953 ft<sup>2</sup>

**Reduced headroom**

1.5 m<sup>2</sup>

16 ft<sup>2</sup>

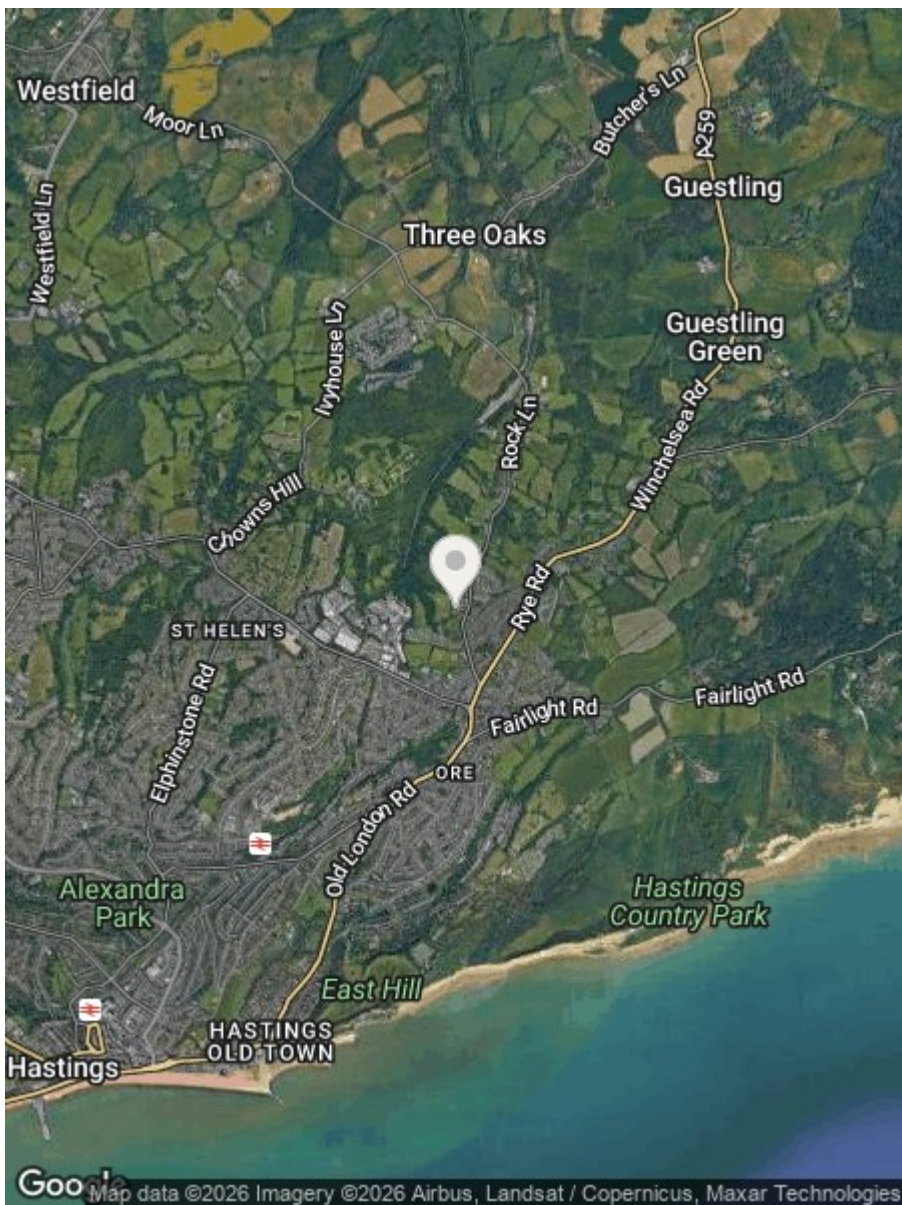
(1) Excluding balconies and terraces

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.

**GIRAFFE360**



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         | 92        |
| (81-91) B                                   | 85                      |           |
| (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 |           |

Council Tax Band - F

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:

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Rush, Witt & Wilson in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Rush, Witt & Wilson nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).
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3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
4. VAT: The VAT position relating to the property may change without notice.
5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://rushwittwilson.co.uk/privacy-policy>

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