

**RUSH
WITT &
WILSON**



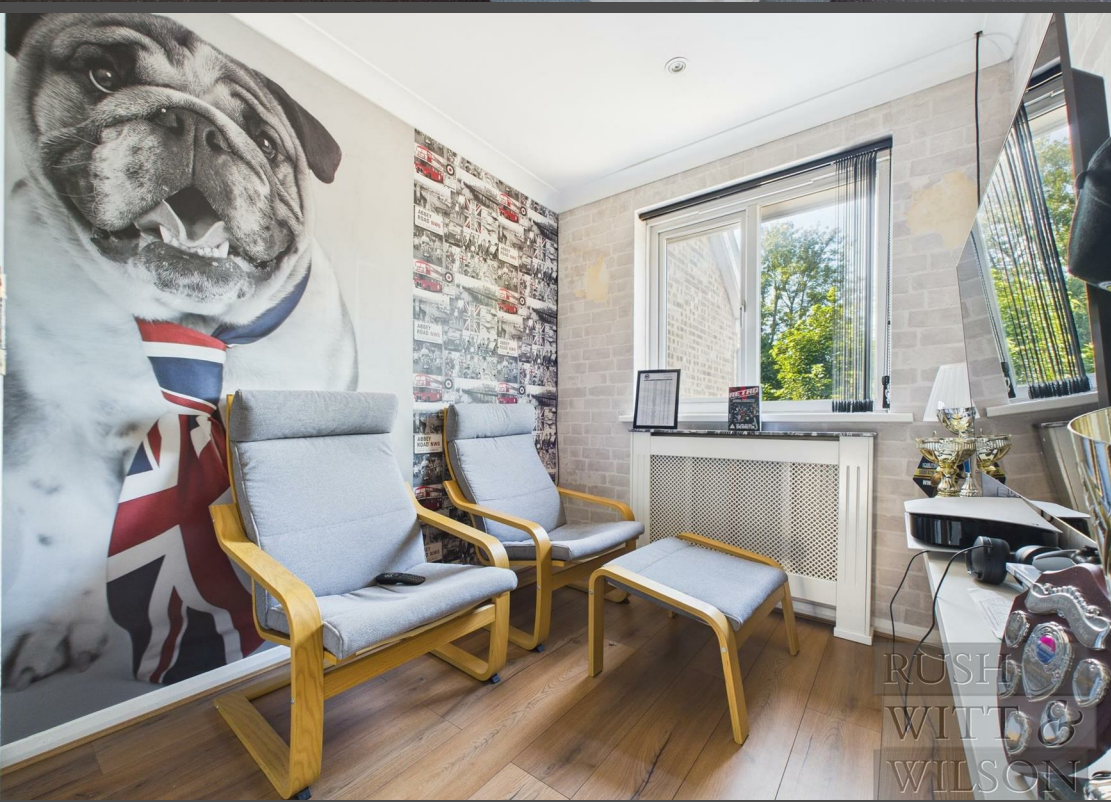
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17 Chailey Close, Hastings, TN34 2RG
Offers In Excess Of £300,000 Freehold

Nestled in the tranquil cul-de-sac of Chailey Close, Hastings, this charming three-bedroom house presents an excellent opportunity for families and individuals alike. The property boasts a spacious layout, perfect for comfortable living. As you approach the house, you will appreciate the convenience of a driveway, providing ample parking space, along with a garage that offers additional storage or potential for a workshop. The peaceful surroundings of the cul-de-sac ensure a safe environment, ideal for children to play and for residents to enjoy a sense of community. Inside, the home is designed to maximise space and light, creating a welcoming atmosphere. The three well-proportioned bedrooms offer flexibility for family living, guest accommodation, or even a home office. The living areas are designed for both relaxation and entertaining, making it easy to host friends and family. The location of this property is particularly appealing, with local amenities, schools, and parks within easy reach. Hastings itself is known for its rich history, beautiful coastline, and vibrant community, providing a perfect backdrop for your new home. This delightful house in Chailey Close is not just a property; it is a place where memories can be made. Whether you are looking to settle down or invest, this home offers a wonderful opportunity to enjoy the best of Hastings living. Do not miss the chance to make this lovely house your own.









Floor 0



Floor 1

Approximate total area⁽¹⁾

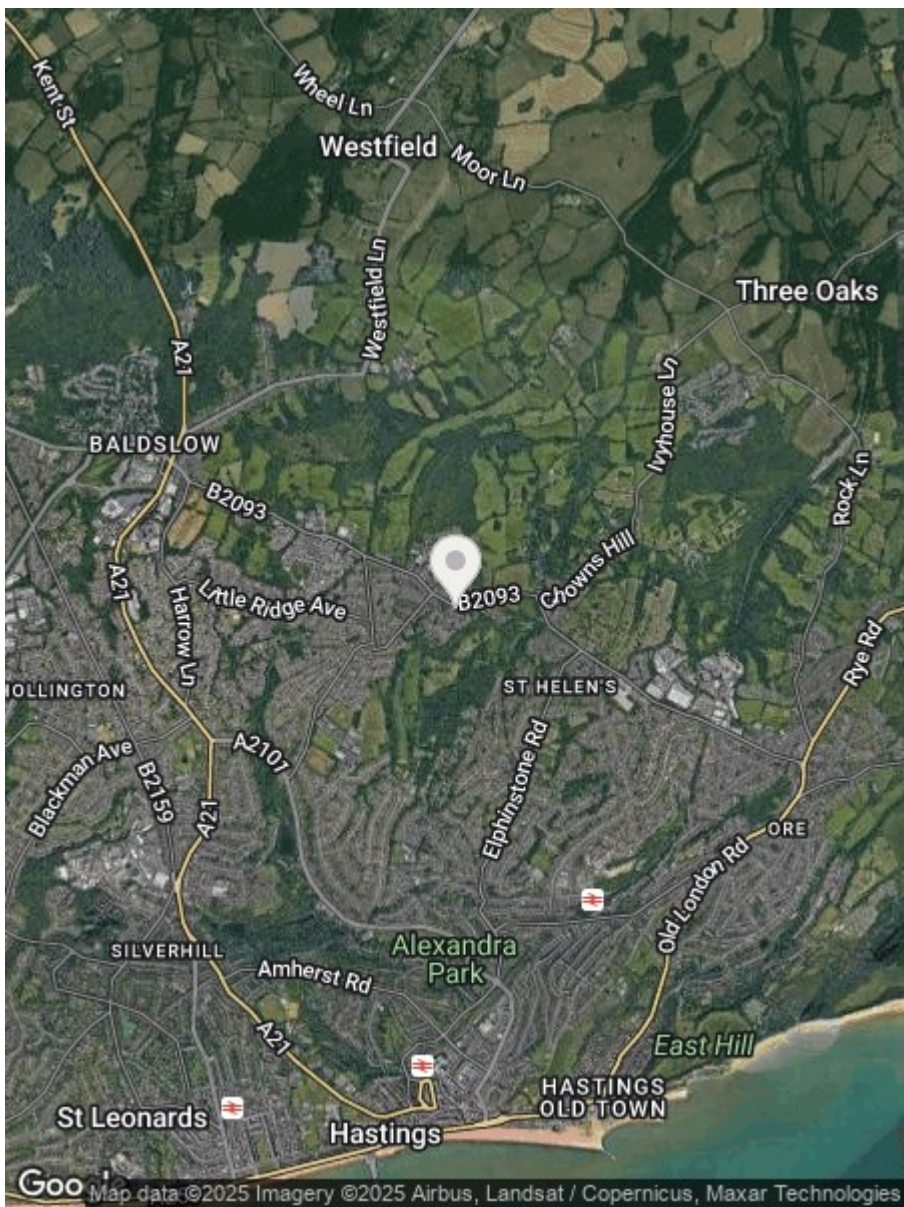
83.3 m²

895 ft²

(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.

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		
	71	89
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

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 – C

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
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