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**Whispers Sea Road, Hastings, TN35 4DR  
Guide Price £425,000 - £500,000 Freehold**

**\*\*GUIDE PRICE £425,000 - £450,000 \*\***

Nestled in the charming seaside village of Fairlight, Hastings, this substantial four-bedroom detached house offers a unique blend of comfort and breath taking natural beauty. With stunning panoramic sea views that can be fully appreciated from the inviting roof terrace, this property is a true gem. The well-proportioned accommodation is versatile, allowing for various configurations to suit different lifestyles, including the potential for annex living. This flexibility makes it an ideal choice for families or those seeking additional space for guests or extended family. Set in one of Fairlight's most exclusive postcodes, the property is conveniently located between the historic towns of Hastings and Rye. Residents can enjoy local amenities and traditional shops, as well as picturesque walks across the firehills, where the stunning coastal scenery is sure to impress. Externally, the property boasts a generous driveway with ample parking for up to three vehicles, leading to a tandem-length integral garage. The beautifully landscaped gardens, both front and rear, are adorned with a variety of perennials, flower beds, shrubs, and trees, creating a tranquil outdoor space perfect for relaxation or entertaining. If you are in search of a home that combines stunning sea views with spacious living, this property in Fairlight is certainly worthy of serious consideration.





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Floor 0

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

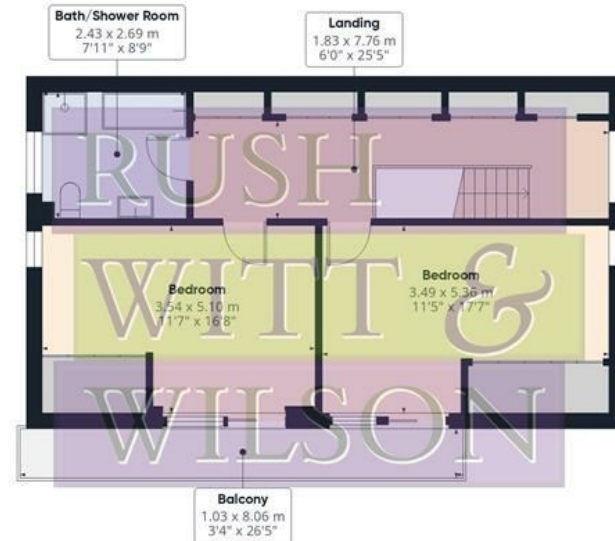
179.5 m<sup>2</sup>  
1934 ft<sup>2</sup>

**Balconies and terraces**

8.3 m<sup>2</sup>  
89 ft<sup>2</sup>

**Reduced headroom**

0.2 m<sup>2</sup>  
2 ft<sup>2</sup>



Floor 1

(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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>63</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Council Tax Band - A

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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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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