

RUSH
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37 Park Crescent, Hastings, TN34 2PP
Guide Price £350,000 - £375,0000 Freehold

** GUIDE PRICE £350,000 - £375,000 ** A truly beautiful and immaculately presented three-bedroom semi-detached townhouse, showcasing stylish décor throughout and enjoying breath-taking panoramic views across Hastings towards the English Channel. Perfectly positioned in a popular residential area within easy reach of Alexandra Park, excellent local schools and convenient bus routes, this home offers a wonderful balance of comfort, practicality and elegance. The property benefits from off-road parking, an integral garage (currently divided to provide a study and storage room), modern double-glazed windows and gas central heating. The ground floor comprises a welcoming entrance hall, integral garage, a modern shower room with a spacious quadruple shower cubicle and a well-equipped utility room. On the first floor, the south-east facing living room is filled with natural light, with French doors opening onto a balcony that perfectly frames the stunning views. The open-plan kitchen and dining area is ideal for entertaining, with doors that seamlessly connect the living space to the rear garden. Outside, the beautifully landscaped tiered garden is designed for easy maintenance, combining well-planned planting with paved seating areas, creating an inviting and tranquil space to relax or entertain without the need for extensive upkeep. The top floor offers three well-proportioned bedrooms, two with built-in wardrobes, and a modern family bathroom. With its exceptional presentation, low-maintenance outdoor spaces, and unbeatable views, this is a home that truly stands out.



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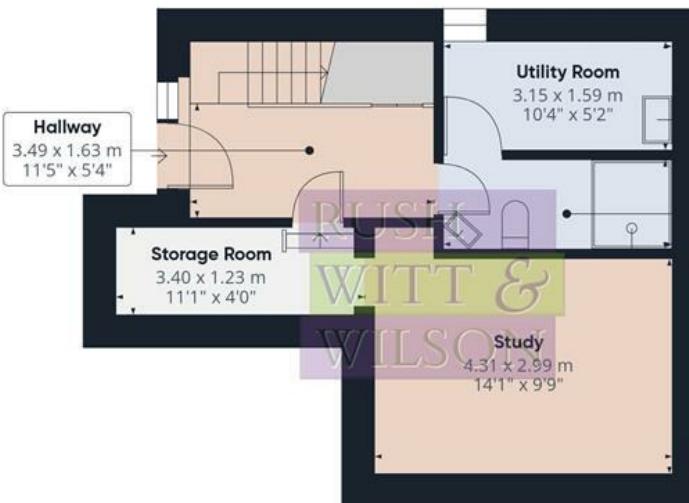
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Approximate total area⁽¹⁾

122.5 m²

1319 ft²

Balconies and terraces

6.3 m²

68 ft²

Reduced headroom

0.5 m²

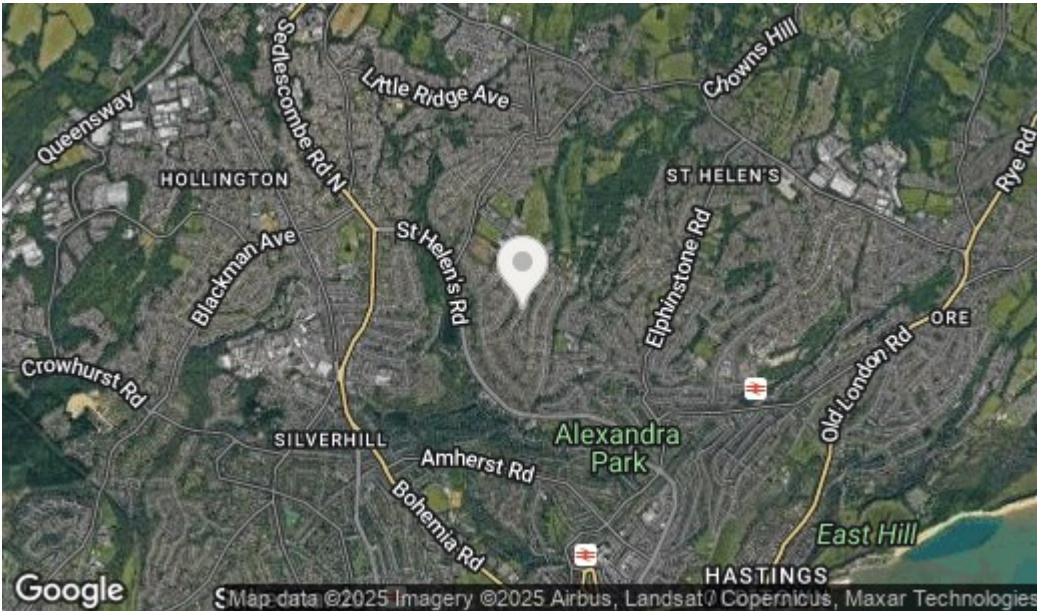
5 ft²

(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.



Council Tax Band - C

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.
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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 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