

**RUSH
WITT &
WILSON**



**4 Hurst Court Gardens, Hastings, East Sussex TN35 4BT
£875,000**

We are delighted to welcome to the market this executive style modern five bedroom detached house that is situated within a private cul-de-sac in one of Hastings most sought after locations. The property is conveniently situated just off The Ridge with easy access to the Conquest Hospital and the A21. Built in 2014 this stunning home is impressive in size and comprises of a spacious entrance hall, cloakroom/wc, 21ft lounge with feature fireplace, a contemporary style kitchen/diner with bi-fold doors that lead to the level rear garden and a separate utility room. To the first floor an impressive galleried landing with five well proportioned bedrooms two of the bedrooms enjoying an en-suite shower room/wc together with a family bathroom/wc. Double glazing is found throughout together with gas fired central heating, underfloor heating to many areas of the home, ample parking to the front with fast charge electric point, an integral garage and a generous garden to the rear with an elevated balcony to the side. Internal viewings come highly recommended via appointed sole agents Rush Witt & Wilson.





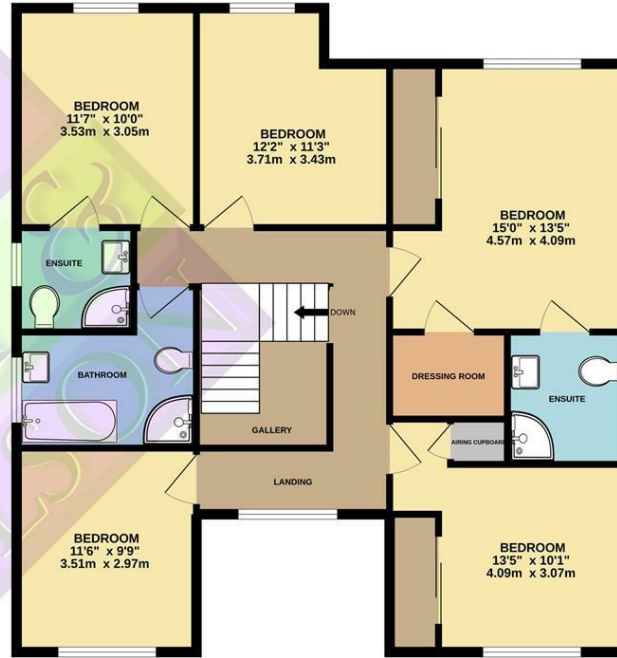




GROUND FLOOR
1174 sq.ft. (109.1 sq.m.) approx.

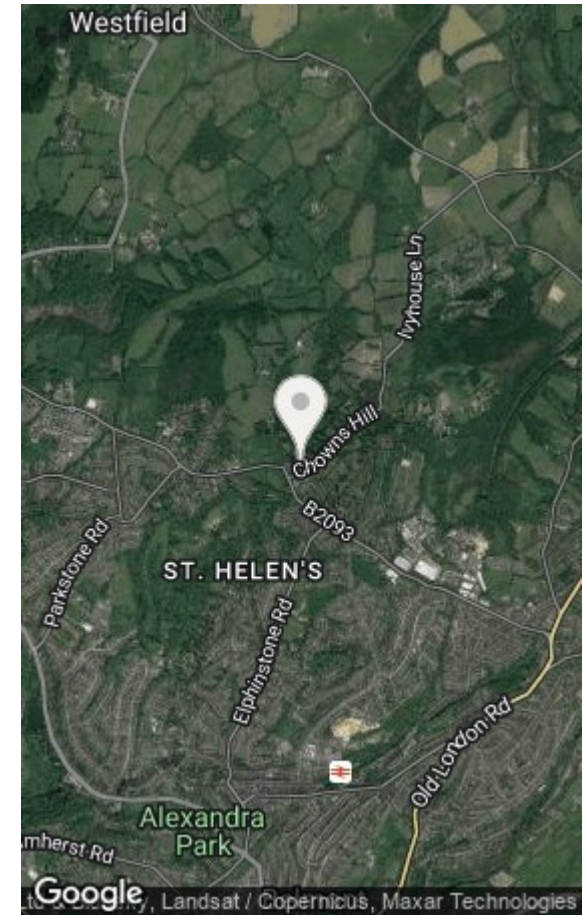


1ST FLOOR
1117 sq.ft. (103.8 sq.m.) approx.



TOTAL FLOOR AREA : 2292 sq.ft. (212.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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	84 → 90

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	



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