

**RUSH
WITT &
WILSON**



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7 Duncloth Road, Hastings, TN34 2JA
£425,000 Freehold

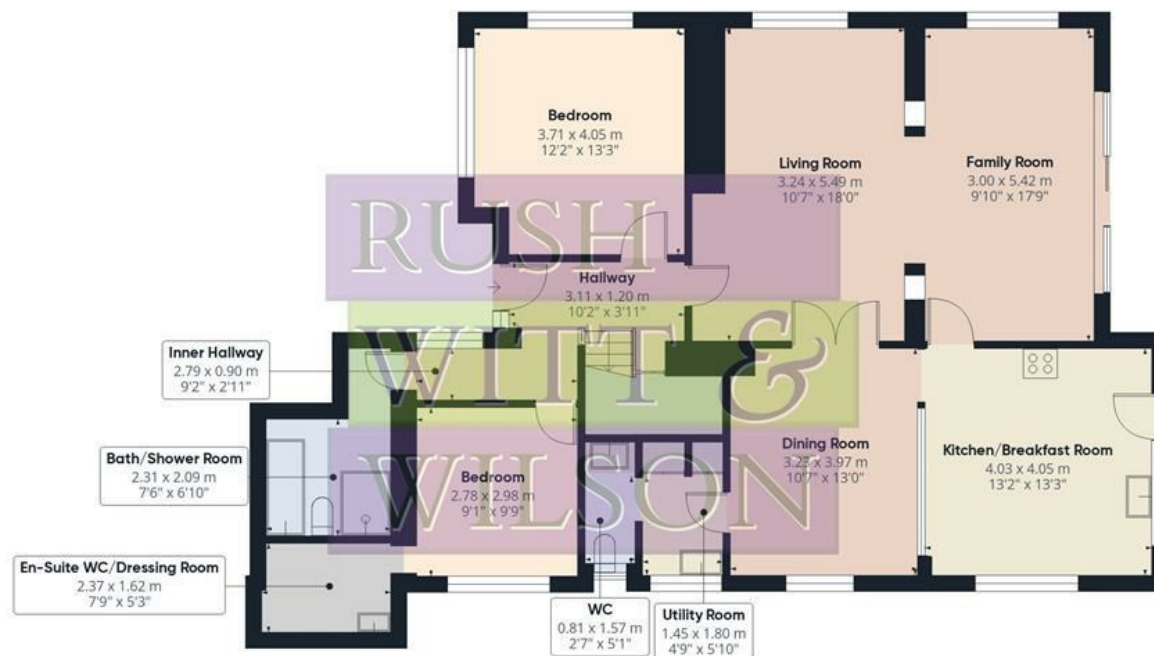
A Rare Opportunity in a Prime Hastings Location

We are delighted to bring to market this detached three-bedroom chalet-style residence, enviably positioned on a sought-after road in Hastings. Set behind a block-paved driveway, the property offers ample off-road parking and a beautifully landscaped rear garden, making it an ideal home for families or those seeking generous outdoor space. The property offers versatile and well-proportioned accommodation across two floors. On the ground floor, you're welcomed by an entrance hall leading to a light-filled lounge, which flows seamlessly into a spacious family room. A well-equipped kitchen/breakfast room, formal dining room, utility room, and cloakroom complete the main living areas. There are also two ground-floor bedrooms, one benefitting from its own en suite WC and dressing room, plus a modern bath/shower room. Upstairs, you'll find a further en suite bedroom enjoying charming views over the rear garden, with double glazed sliding doors opening onto the flat roof of the extension. Subject to the relevant permissions, this space offers potential to be transformed into a roof terrace with distant sea views—a stunning feature in the making. The garden is a true highlight, thoughtfully landscaped with patio areas, a pond, and mature planted beds—creating a private and tranquil haven, perfect for entertaining or al fresco dining. Ideally located within easy reach of local amenities, bus routes, and the stunning St Helens Woods, this exceptional home combines space, flexibility, and lifestyle. Early viewing is highly recommended.









Floor 0

Approximate total area⁽¹⁾

129 m²

1387 ft²

Reduced headroom

2.4 m²

26 ft²



Floor 1

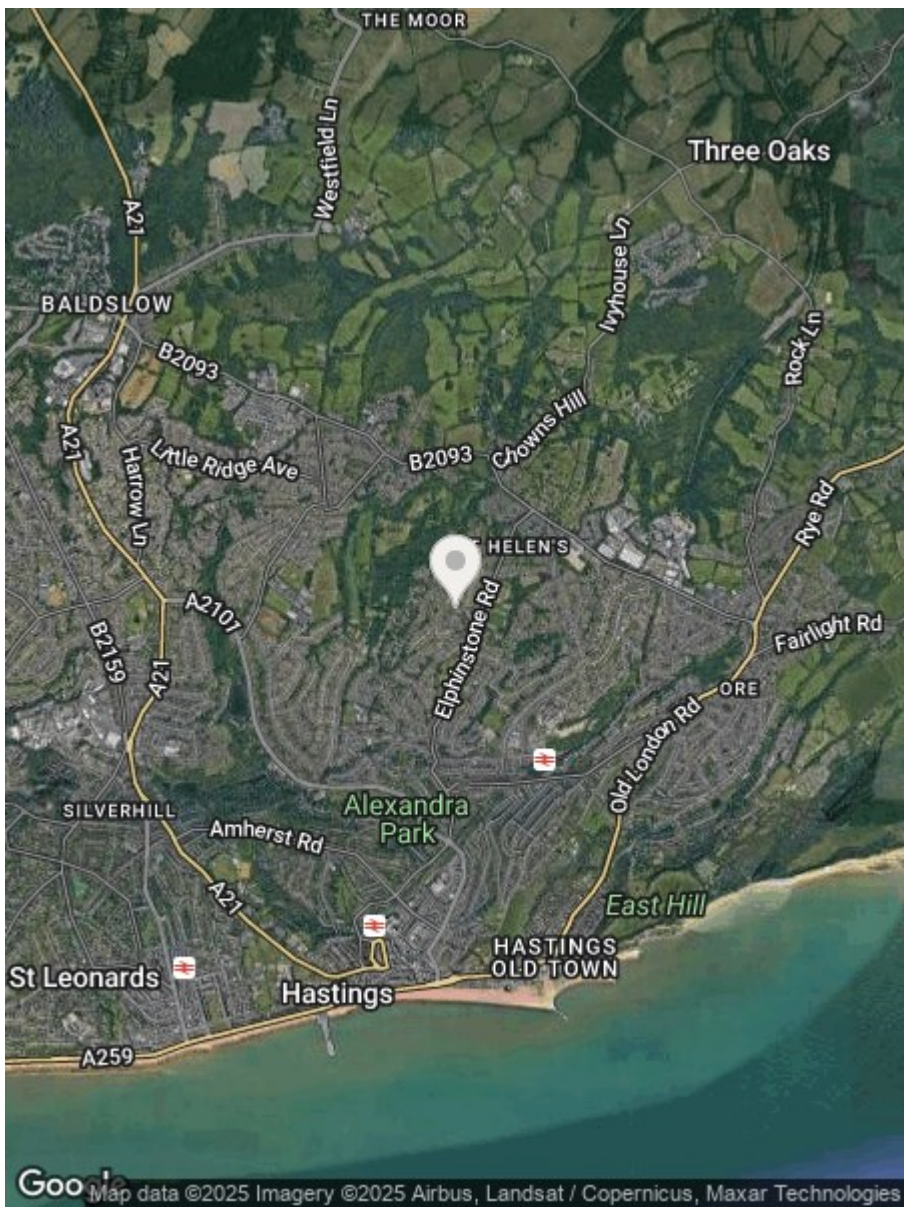
(1) Excluding balconies and terraces

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.

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		
	31	75
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 – D

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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