

**RUSH
WITT &
WILSON**



**13 Rotherfield Avenue, Hastings, East Sussex TN34 3PA
£350,000**

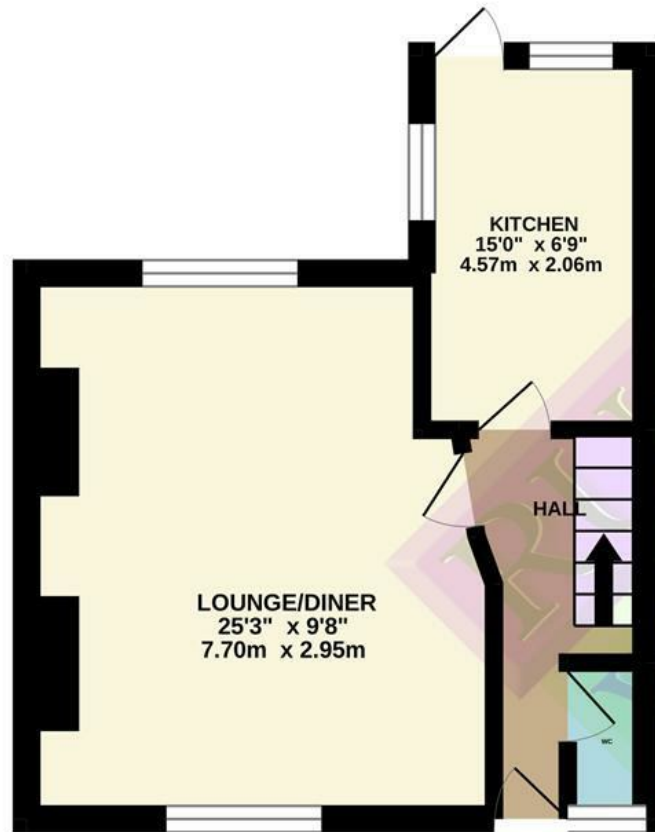
*****VIEWS – VIEWS – VIEWS ***** A rare chance to purchase this stunning three bedroom house that is privately situated and enjoys some of the best views available in HASTINGS. This characterful home is found newly renovated and boasts accommodation comprising of an entrance porch, lounge/diner with views towards the sea, newly fitted kitchen and a cloakroom/wc. To the first floor there are three well appointed bedrooms that offers fantastic views to the front and a newly fitted bathroom/wc. The property can be accessed from either the front or the rear and is located just off Bembrook Road or via Egremont Place where you will find parking and a garage. The property is within ease of access to local transport links, amenities, schools and useful road links. Viewings are recommended given the presentation of this property to be sold **CHAIN FREE**



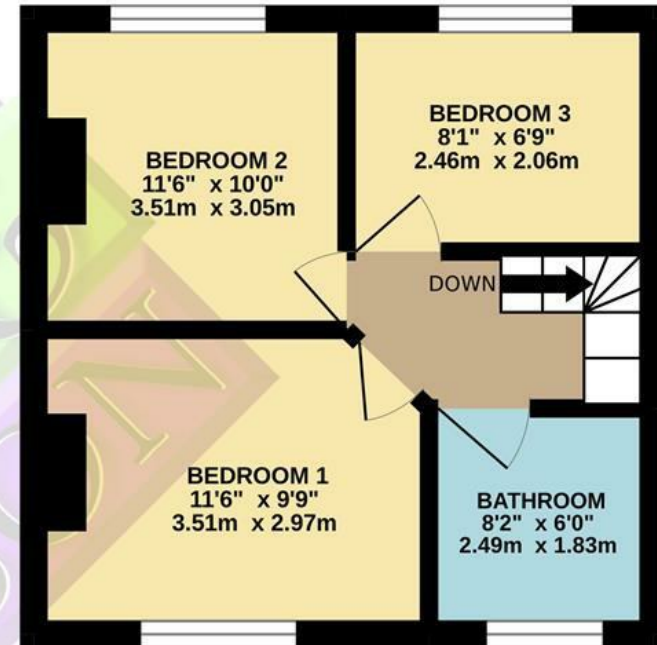


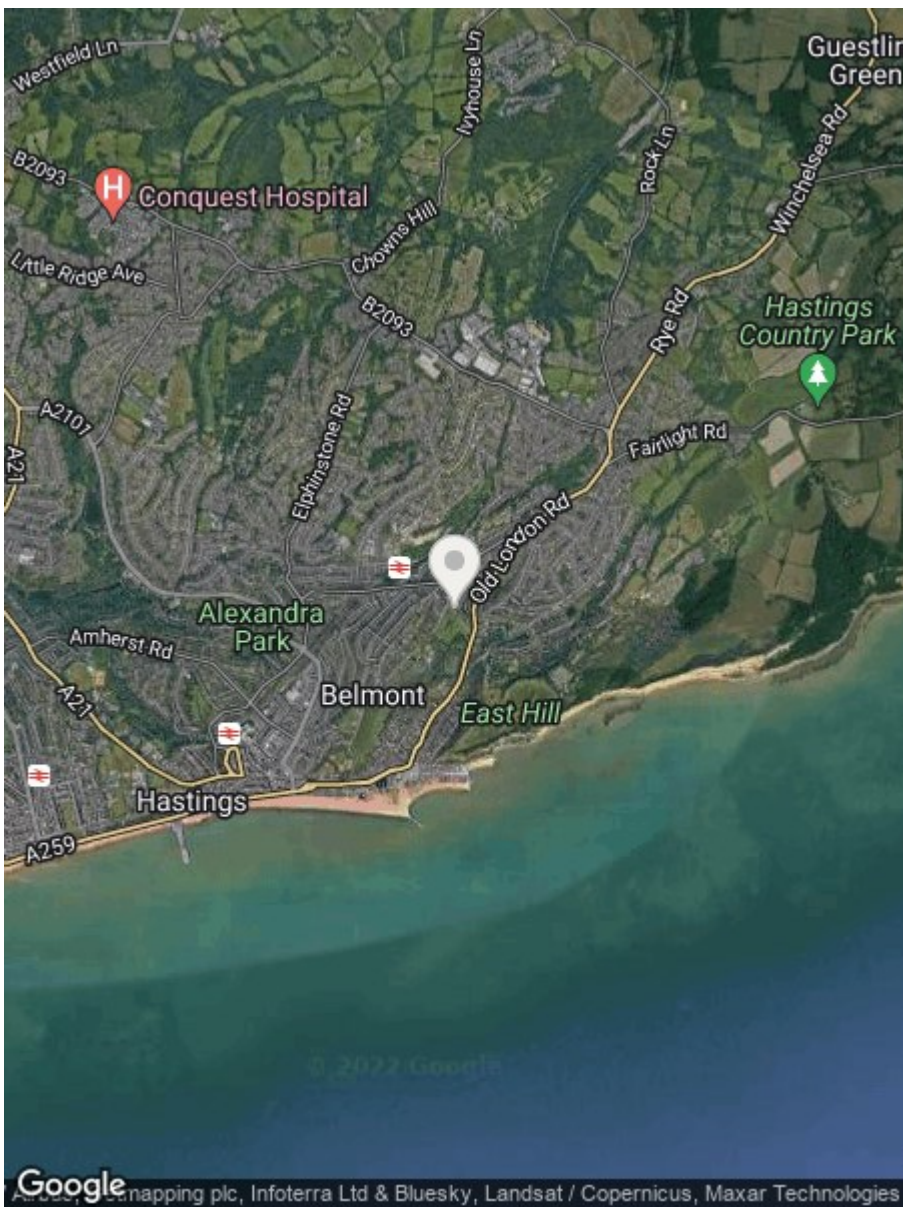


GROUND FLOOR



1ST FLOOR





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	71	
(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	

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**Residential Estate Agents
Lettings & Property Management**



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