

**RUSH  
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**21 Speckled Wood, Hastings, TN35 5AH  
£325,000 Freehold**



**We are delighted to present this spacious five-bedroom end-of-terrace townhouse, offering a rare opportunity to own a charming home set against a backdrop of tranquil woodland. This idyllic location provides a peaceful escape while remaining within easy reach of a wide range of local amenities—perfect for modern family living.**

**The well-proportioned and flexible accommodation is arranged over three floors. The ground floor comprises an inviting entrance hall, a convenient downstairs WC, a well-appointed kitchen/diner, and an integral garage with a utility area.**

**On the first floor, you'll find a bright and airy lounge with a Juliette balcony, along with two bedrooms. The top floor hosts three further bedrooms, including a principal bedroom with an en-suite shower room, as well as a family bathroom.**

**Externally, the property boasts one of the largest gardens within the development. The generous rear garden backs onto woodland and includes a side patio area—ideal for alfresco dining and outdoor entertaining. To the front, the property benefits from off-road parking for multiple vehicles.**





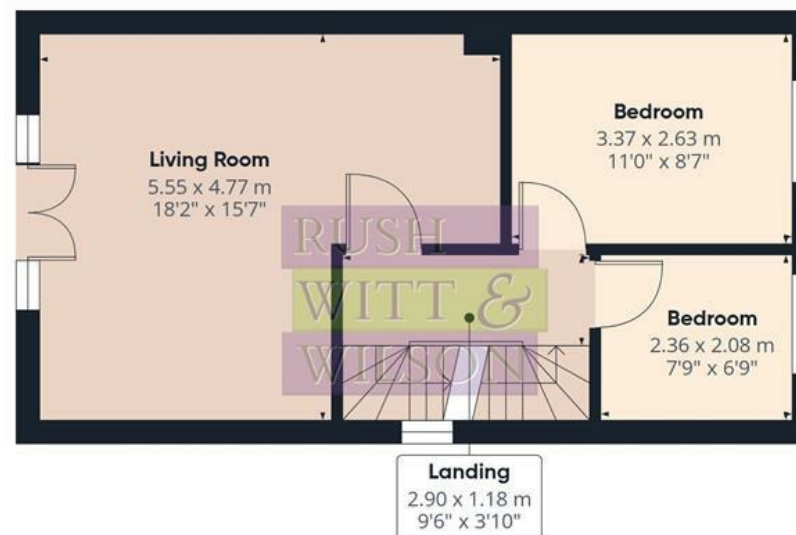




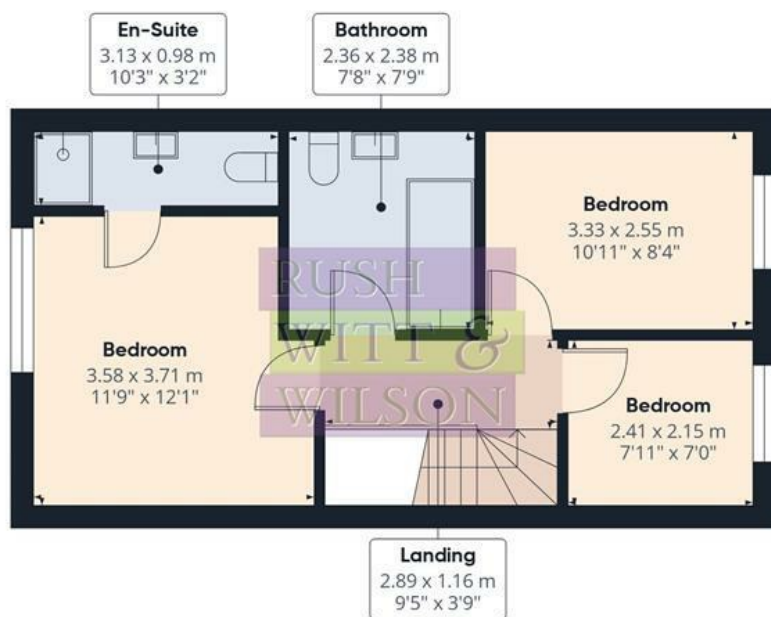




Floor 0



Floor 1



Floor 2

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

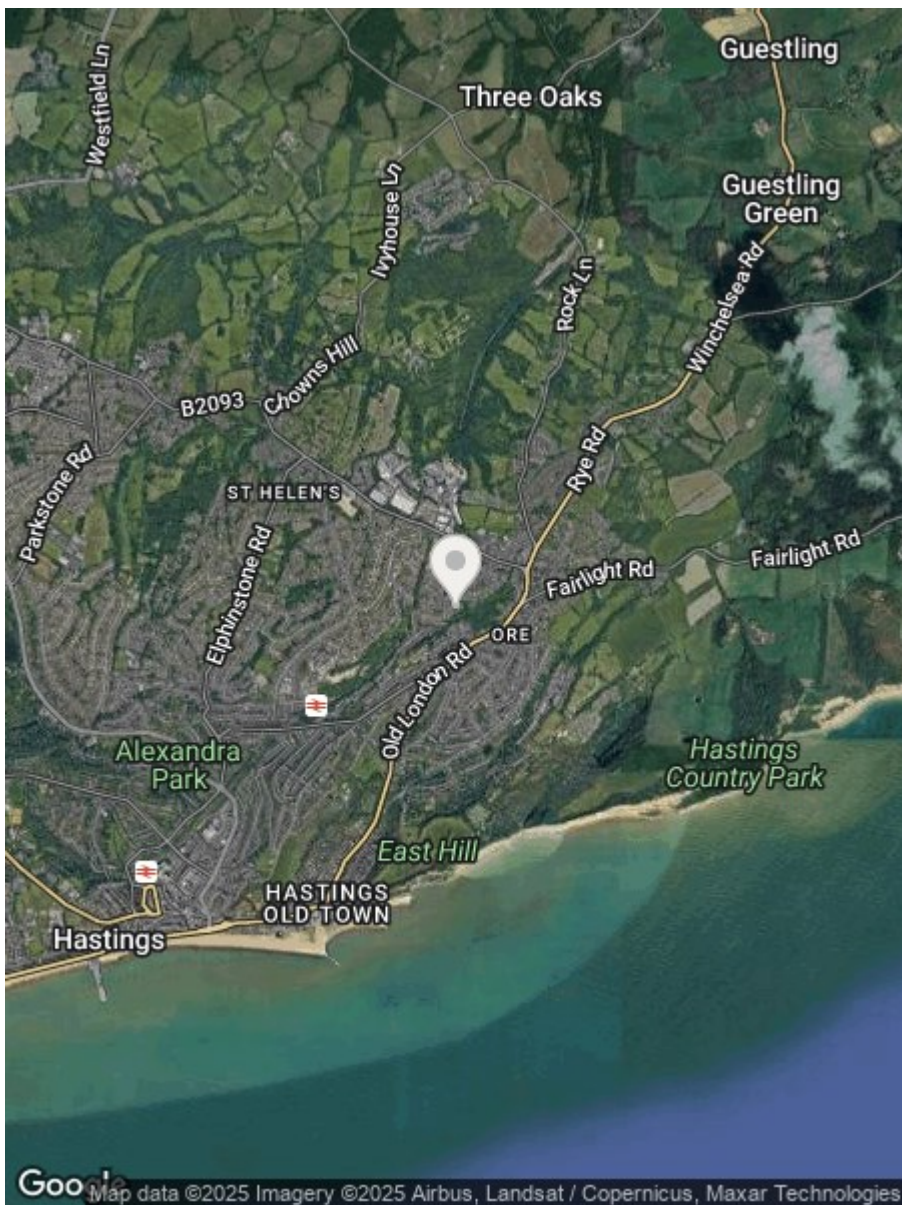
118.8 m<sup>2</sup>

1280 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.





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	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	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.

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