

**RUSH  
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**The Chantry, 58 Park Crescent, Hastings, TN34 2PP  
Offers In The Region Of £350,000 Freehold**



Nestled in the charming area of Park Crescent, Hastings, this delightful semi-detached family home offers a perfect blend of comfort and modern living. With three well-proportioned bedrooms located on the upper floor, this property is ideal for families seeking a spacious and inviting environment. Upon entering, you are greeted by a welcoming reception room that flows seamlessly into a modern kitchen/diner, perfect for family meals and entertaining guests. The kitchen is designed with contemporary finishes, ensuring both style and functionality. Additionally, a convenient downstairs toilet enhances the practicality of the home. The main bathroom is a true highlight, immaculately presented with a luxurious roll-top bath and a separate shower cubicle, providing a serene space for relaxation. Outside, the property boasts a lovely garden to the rear, complete with a seating area, making it an excellent spot for outdoor gatherings or quiet evenings. There is also access to a storage room underneath the house, offering additional space. Parking is a breeze with off-road parking available, along with a garage for added convenience. The fantastic location provides far-reaching views at the rear, allowing you to enjoy the beauty of the surrounding landscape. This home is not just a property; it is a wonderful opportunity to create lasting memories in a vibrant community. With its modern amenities and charming features, this house is sure to appeal to those looking for a comfortable family home in Hastings.













**Floor 0**



**Floor 1**

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

111.1 m<sup>2</sup>

1195 ft<sup>2</sup>

**Reduced headroom**

2.5 m<sup>2</sup>

27 ft<sup>2</sup>

(1) Excluding balconies and terraces

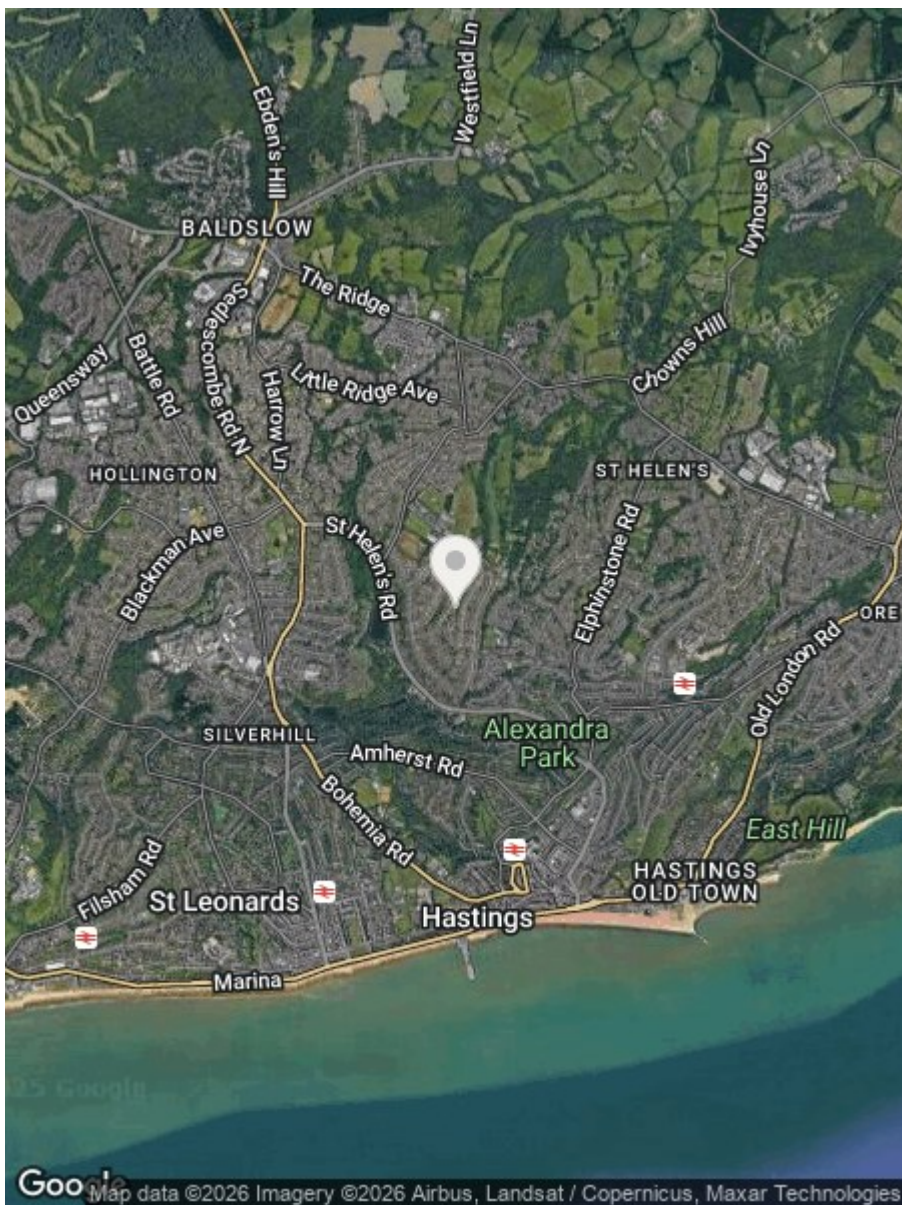
Reduced headroom


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		
	67	80
England & Wales	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 	

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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