

RUSH
WITT &
WILSON



RUSH
WITT &

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.









Approximate total area⁽¹⁾

111.1 m²
1195 ft²

Reduced headroom

2.5 m²
27 ft²

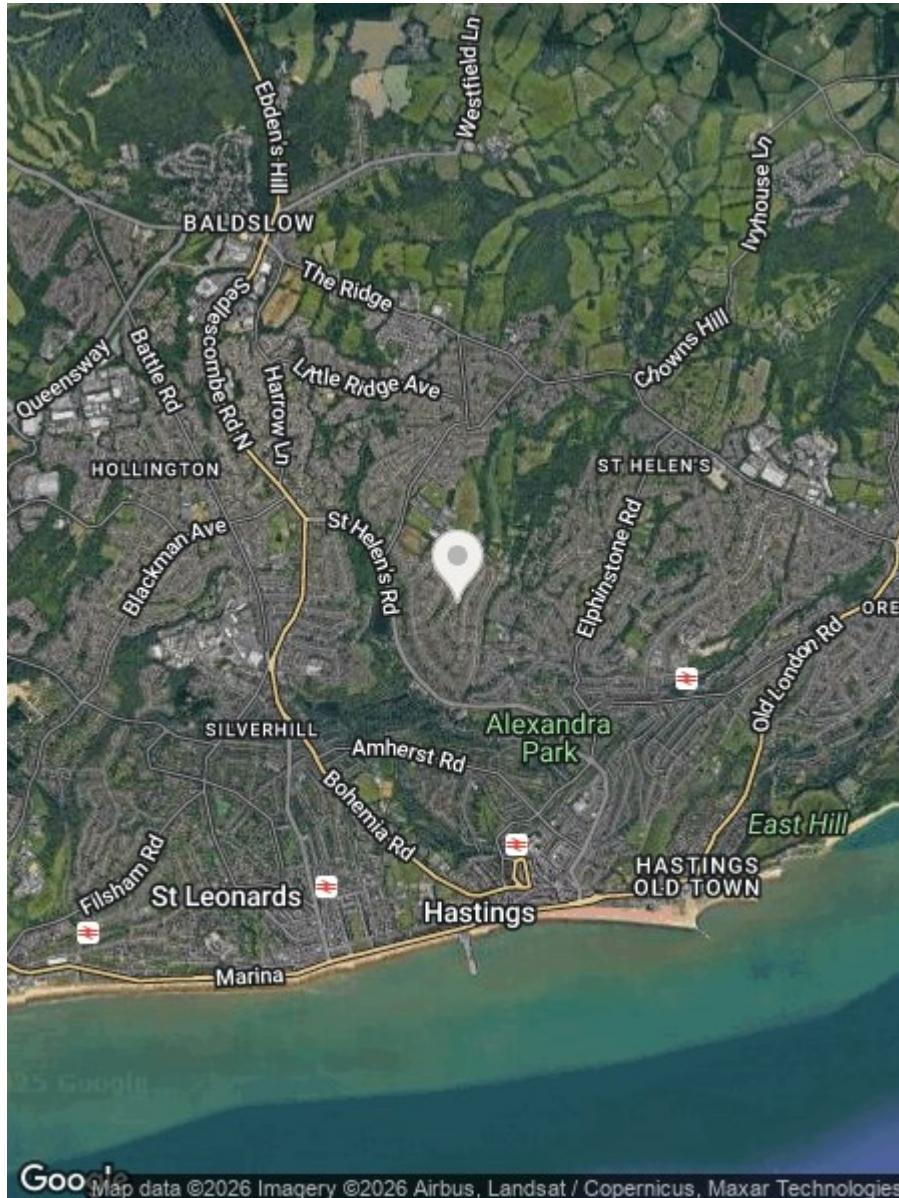


(1) Excluding balconies and terraces

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.



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

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

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:

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Rush, Witt & Wilson in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Rush, Witt & Wilson nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).
2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.
3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
4. VAT: The VAT position relating to the property may change without notice.
5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://rushwittwilson.co.uk/privacy-policy>