

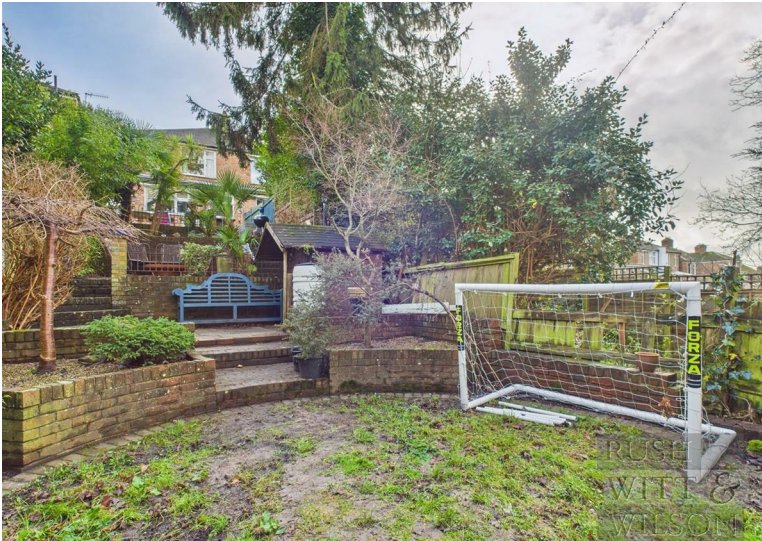
**RUSH
WITT &
WILSON**



RUSH
WITT &

**165 Parker Road, Hastings, East Sussex TN34 3TP
£300,000 Freehold**

Nestled on the charming Parker Road in Hastings, this delightful attached house offers a perfect blend of comfort and practicality. The property boasts three well-proportioned bedrooms, making it an ideal home for families or those seeking extra space. Upon entering, you are greeted by two inviting reception rooms that provide ample space for relaxation and entertaining. The layout is designed to maximise both light and functionality, ensuring a warm and welcoming atmosphere throughout. The property features a well-appointed bathroom, catering to the needs of modern living. One of the standout features of this home is the extended large garden, which is perfect for outdoor activities and gatherings. At the rear of the garden, you will find a purpose-built office, offering a quiet and dedicated space for work or study, away from the hustle and bustle of daily life. For those with vehicles, the property includes off-road parking for two cars, providing convenience and peace of mind. The location on Parker Road is not only desirable but also offers easy access to local amenities, schools, and transport links, making it a fantastic choice for both families and professionals alike. In summary, this property presents a wonderful opportunity to acquire a spacious and versatile home in Hastings, complete with a large garden and dedicated office space. It is a must-see for anyone looking to settle in this vibrant coastal town.







RUSH
WITT &
WILSON



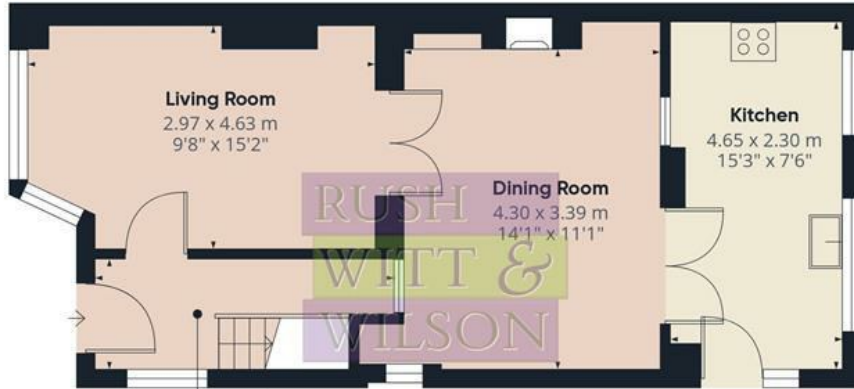
RUSH
WITT &
WILSON



RUSH
WITT &
WILSON



RUSH
WITT &
WILSON



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

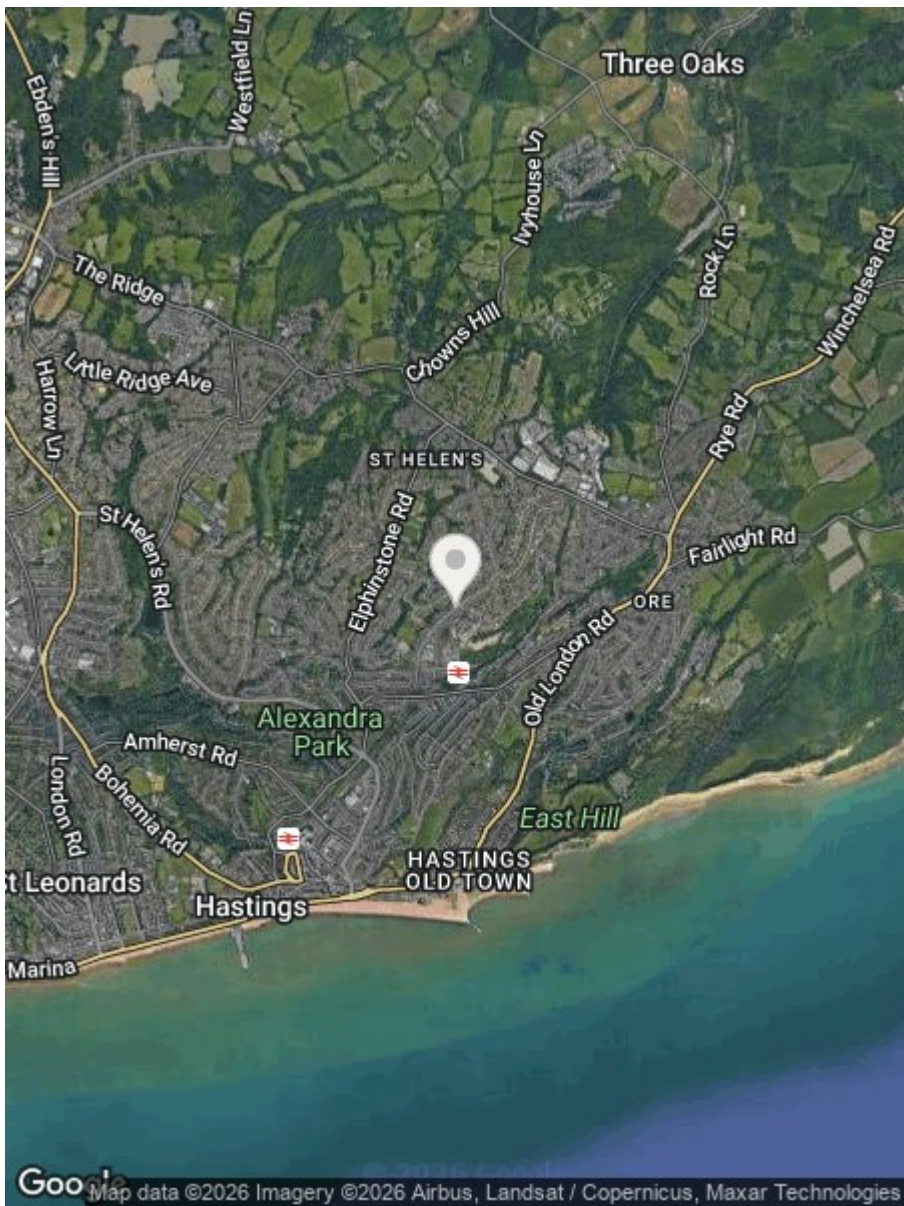
Approximate total area⁽¹⁾


97.1 m²


1046 ft²

(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 | | |
| | 64 | 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  | |

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>

**RUSH
WITT &
WILSON**

**Residential Estate Agents
Lettings & Property Management**



**Rother House Havelock Road
Hastings
East Sussex
TN34 1BP
Tel: 01424 442443
hastings@rushwittwilson.co.uk
www.rushwittwilson.co.uk**