

**RUSH
WITT &
WILSON**



181 Parker Road, Hastings, TN34 3UA
Offers In Excess Of £300,000 Freehold

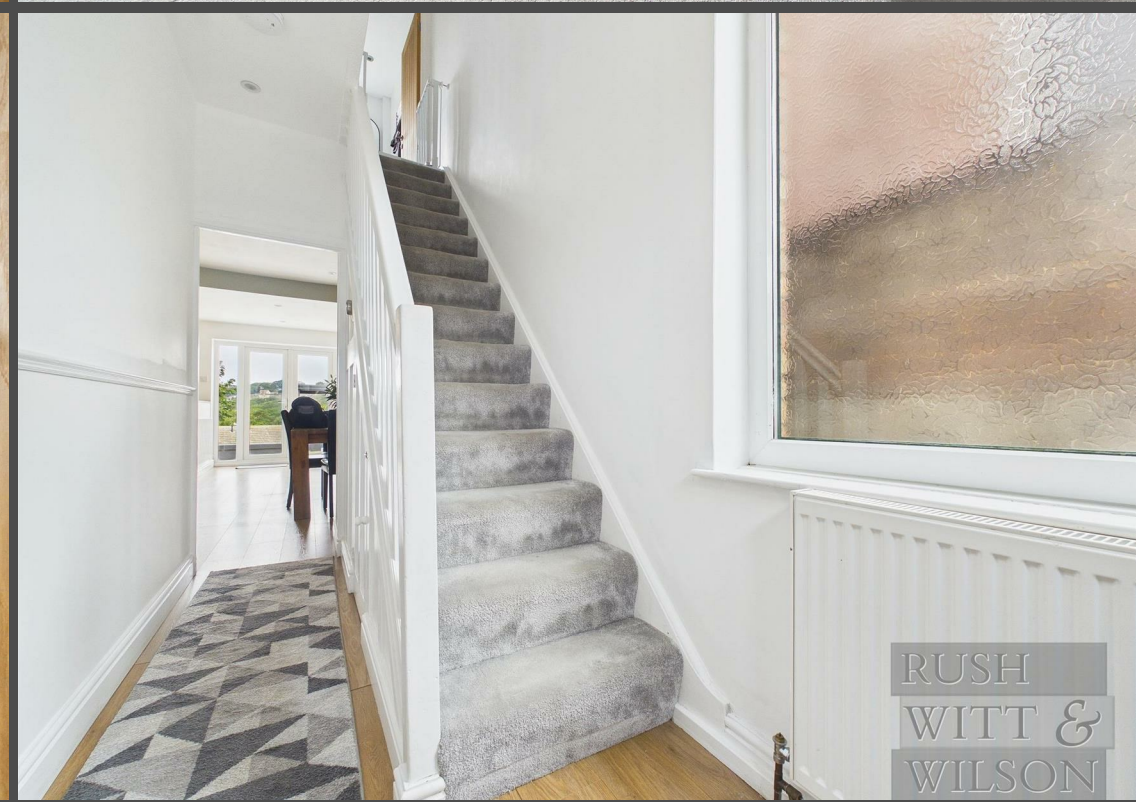
This charming and extended three-bedroom semi-detached house offers well-proportioned accommodation, two reception areas and a lovely garden, making it an ideal family home. Upon entering, you are welcomed into a bright and airy living room, creating a comfortable space to relax. To the rear, the open-plan kitchen and dining room forms the heart of the home, providing a sociable setting for everyday living and entertaining, with doors opening directly onto the garden.

Upstairs, there are three bedrooms, including two generously sized double bedrooms, together with a stylish modern bathroom.

The rear garden is a particular highlight, featuring a patio area ideal for outdoor dining and entertaining, leading onto a lawn bordered by mature shrubs and trees. At the far end, a summerhouse provides a peaceful retreat and an appealing space for those with a passion for gardening or outdoor hobbies. The property also benefits from off-road parking for two vehicles. Conveniently located close to local shops, bus routes and Ore railway station, this attractive home combines comfortable living with excellent everyday accessibility.







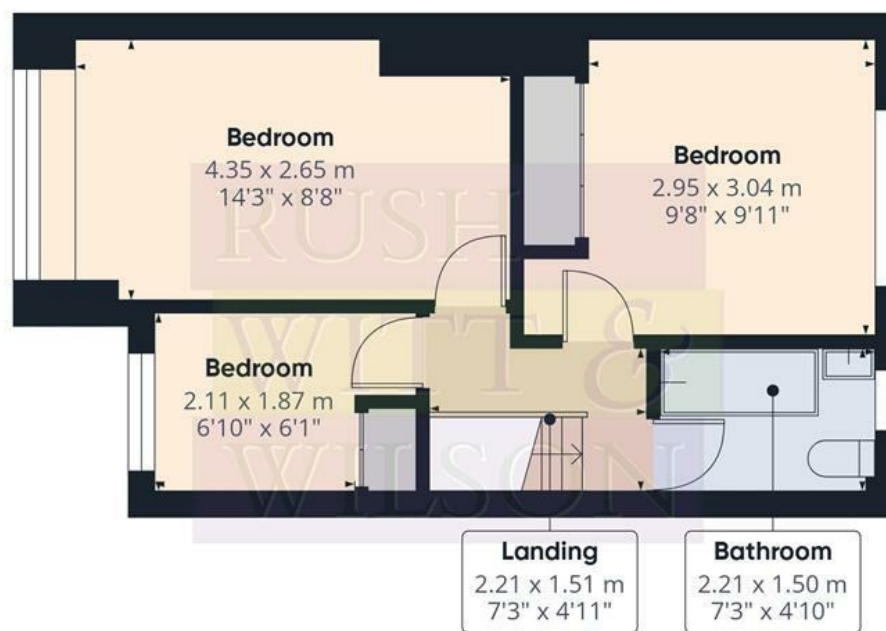


Floor 0

Approximate total area⁽¹⁾

79.1 m²

851 ft²



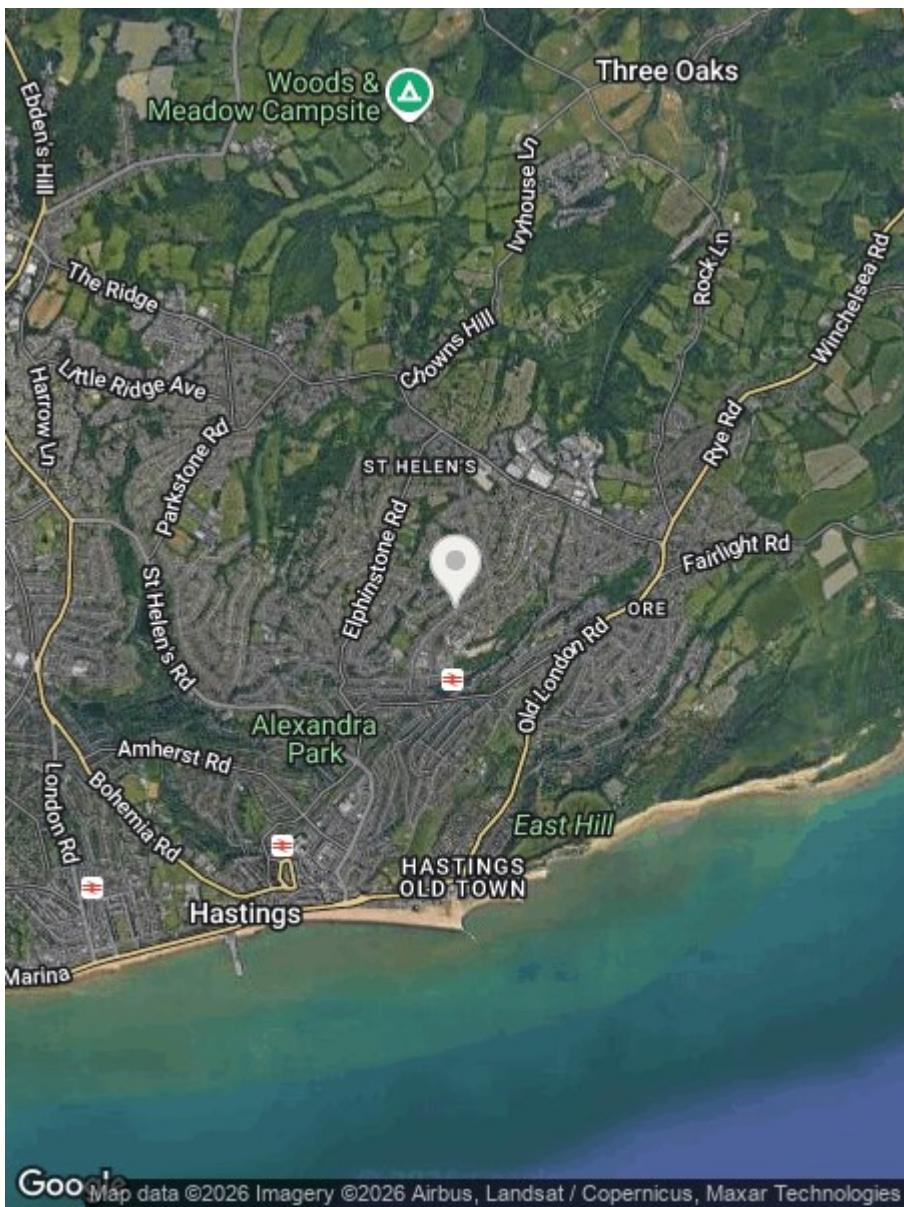
Floor 1

(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.

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		
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.

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