

**RUSH
WITT &
WILSON**



RUSH
WITT &

**11 Downs Road, Hastings, East Sussex TN34 2DX
Offers In Excess Of £450,000 Freehold**

A beautifully presented detached family home, enviably positioned within easy reach of Hastings Town Centre, Alexandra Park and well-regarded local schooling, offering generous accommodation, extensive parking and a superb rear garden extending to over 100ft. This attractive home is approached via a private driveway providing off-road parking for multiple vehicles, alongside access to the integral garage and a well-kept front garden. Internally, the property offers bright and versatile accommodation arranged over two floors, ideal for modern family living. The welcoming entrance hall gives access to a spacious lounge/diner creating an excellent social and entertaining space. The recently refitted kitchen is a particular feature of the home, finished to a modern standard and fitted with integrated appliances including oven, grill, cooker hood and gas hob, together with space and plumbing for a dishwasher. There is also a further reception room that could be used as a study or further bedroom. A door also provides internal access to the generous integral garage. To the first floor are three well-proportioned double bedrooms, complemented by a stylish newly fitted family bathroom featuring both a separate shower enclosure and bath, together with a large storage cupboard. Externally, the rear garden is a true highlight, extending in excess of 100ft and enjoying a mature, established feel with trees and shrubs creating a wonderful sense of privacy and tranquillity. Offering space, flexibility and a highly convenient setting, this is a fantastic opportunity to secure a substantial detached home in a sought-after residential location.









Floor 0



Floor 1



Approximate total area⁽¹⁾

133.8 m²

1440 ft²

Reduced headroom

3 m²

32 ft²

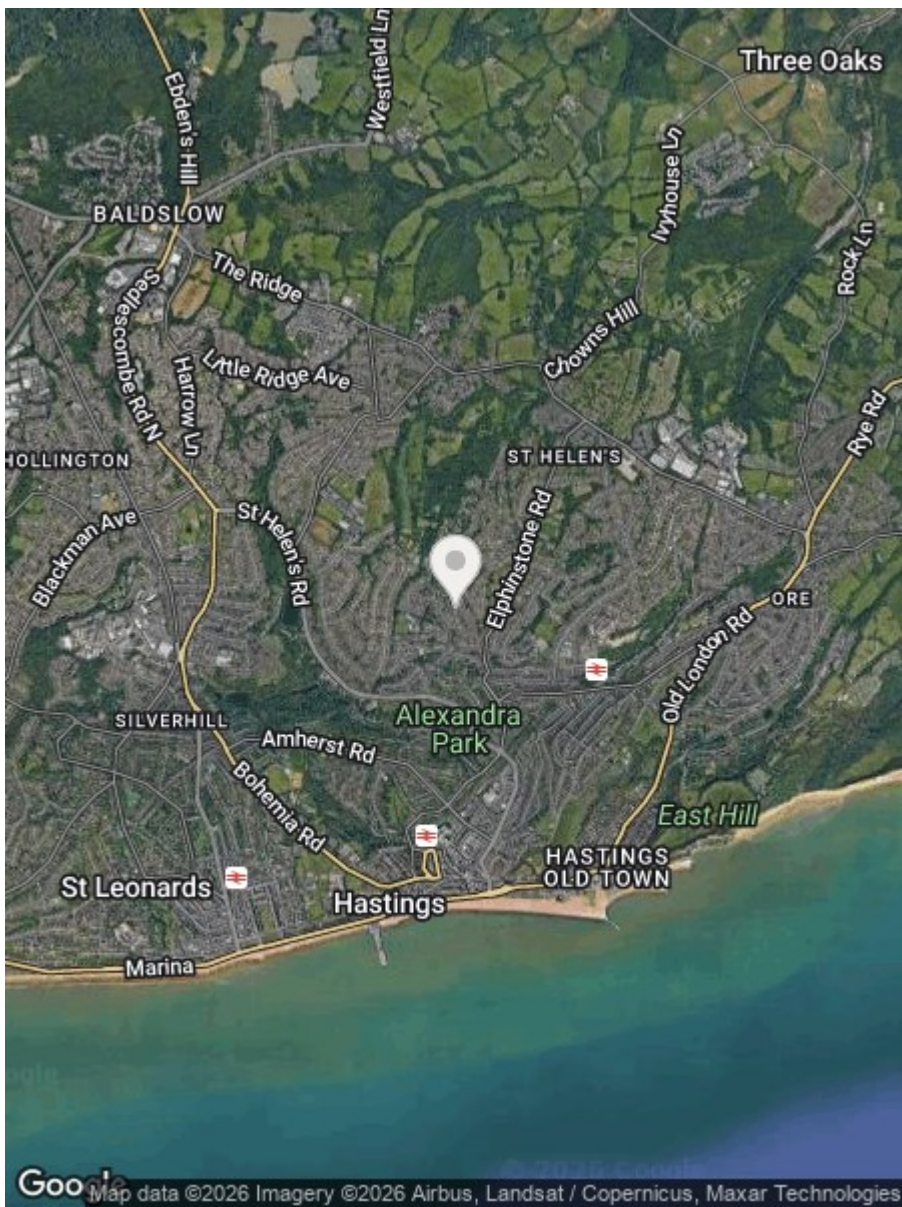
(1) Excluding balconies and terraces

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.

GIRAFFE360



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		
	70	81
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 - D

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**