

**RUSH
WITT &
WILSON**



**12 Elphinstone Gardens, Hastings, Sussex TN34 2BW
Offers In The Region Of £325,000**

Welcome to this charming **THREE BEDROOM** semi-detached house located in the favoured Blacklands area of Elphinstone Gardens, Hastings. This property boasts two reception rooms, making it perfect for entertaining guests or simply relaxing with the family. The added addition of a study area currently being used as a home salon is an ideal addition anyone who works from home. The house features one bathroom, ideal for a busy family's needs with the added benefit of a modernised kitchen. Additionally, the property is in good decorative order throughout, saving you the hassle of any immediate renovations. One of the standout features of this lovely home is the garage and off-road parking to the front, providing space for two vehicles. This convenience is a rare find in this sought-after area, making this property even more appealing. Whether you're looking for a place to raise a family or simply seeking a comfortable and welcoming home, this property ticks all the boxes. Don't miss out on the opportunity to own this fine example of a family home and we look forward to showing you around.









Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾

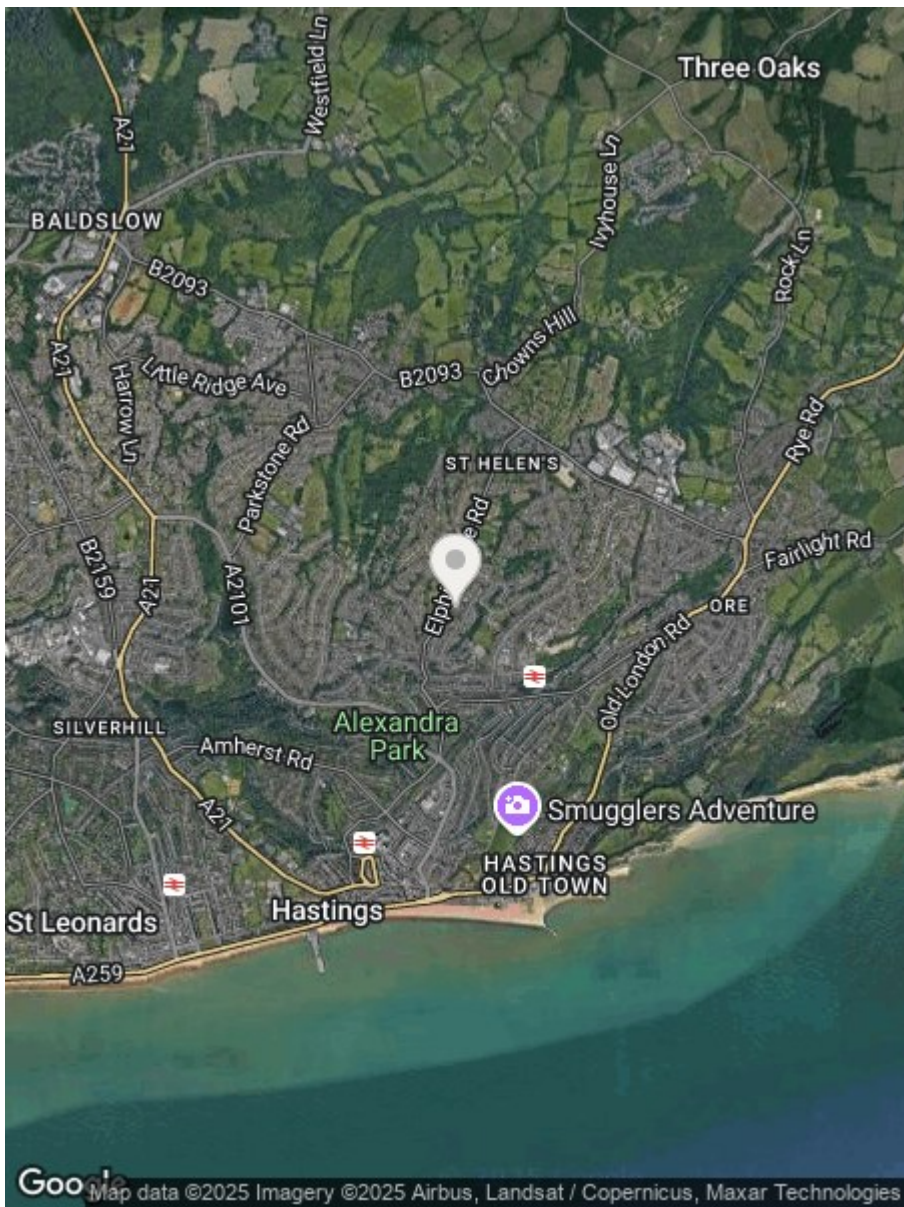
1198.23 ft²

111.32 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	

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