

**RUSH
WITT &
WILSON**



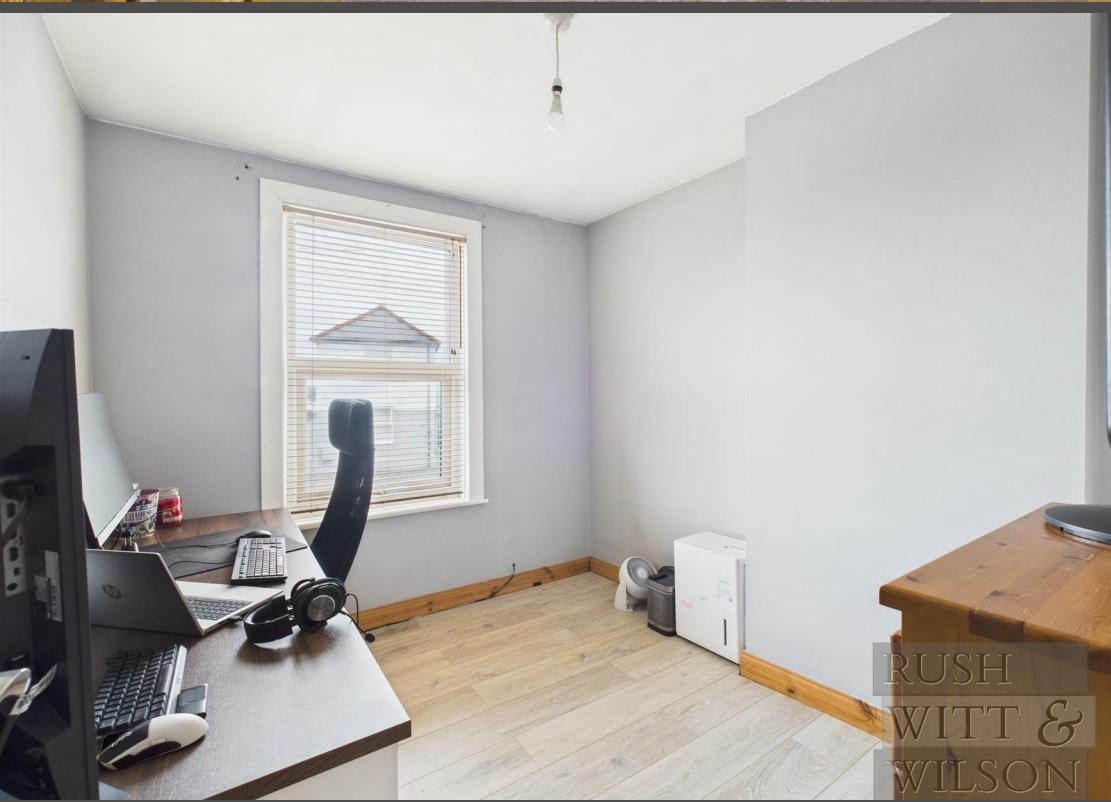
7 Winchelsea Road, Hastings, East Sussex TN35 4JT
Offers In Excess Of £250,000 Freehold

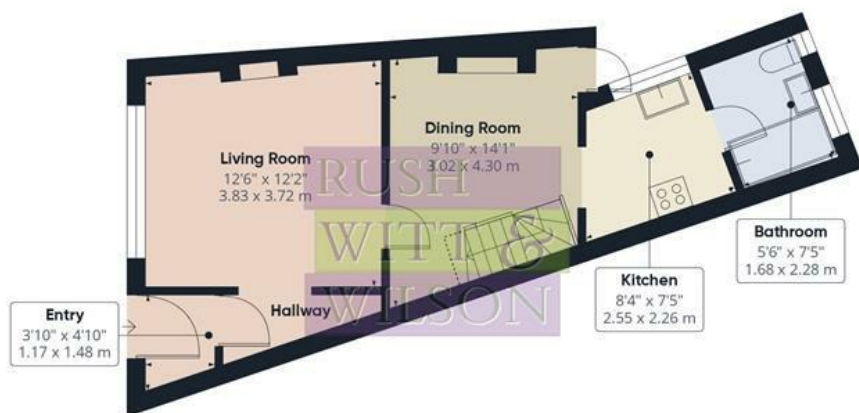
Nestled in the charming Ore Village area of Hastings, this delightful end-terraced house presents an excellent opportunity for families seeking a comfortable and spacious home. The property boasts three well-proportioned bedrooms and two inviting reception rooms, making it ideal for both relaxation and entertaining. Upon entering, you are greeted by a welcoming vestibule that leads into a generous lounge, perfect for unwinding after a long day. The dining room provides an excellent space for family meals and gatherings, while the modern fitted kitchen is both practical and stylish, catering to all your culinary needs. The bathroom is conveniently located, ensuring ease of access for all family members.

The accommodation is thoughtfully arranged over three floors, with the first floor featuring two double bedrooms and an occasional room that can serve as a study or play area. Ascend to the second floor to discover the master bedroom, a tranquil retreat that offers privacy and comfort. One of the standout features of this property is the private and secluded low maintenance rear garden. Situated in the highly sought-after Ore Village, this home is within close proximity to excellent local schools and is just a short distance from Hastings town centre, where you can find a variety of shops, restaurants, and amenities. This well-presented family home is a rare find and is sure to attract considerable interest. Don't miss the chance to make it your own.









Floor 0



Floor 1



Floor 2

Approximate total area^m

813 ft²

75.6 m²

Reduced headroom

57 ft²

5.3 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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 are based on RICS IPMS 3C standard.

GIRAFFE 360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	45	
(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



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