

**RUSH
WITT &
WILSON**



**4 Pashley Gardens, Hastings, East Sussex TN34 1PW
£425,000 Freehold**

A beautifully presented modern four-bedroom family home, tucked away within a private cul-de-sac, offering spacious and versatile accommodation ideally suited to modern family living. Conveniently positioned close to Hastings town centre, local amenities, well-regarded schools and excellent transport links, this impressive home combines style, practicality and a superb location. The accommodation is arranged over two floors and begins with a welcoming entrance hall with stairs rising to the first floor. To the front of the property is a contemporary fitted kitchen featuring a range of integrated appliances including an induction hob with cooker hood, electric oven, wine cooler and space and plumbing for a washing machine. A versatile garage conversion provides flexible additional living space and could be used as a reception room, dining room, playroom or ground floor bedroom to suit individual requirements. To the rear, the spacious living room enjoys direct access onto the level rear garden through glazed doors, creating an ideal space for both relaxing and entertaining. Completing the ground floor is a modern cloakroom. The first floor offers four well-proportioned bedrooms, with the principal bedroom benefiting from a luxurious en-suite with waterfall shower, vanity unit, low-level WC and heated towel rail. The remaining bedrooms are served by a stylish family bathroom comprising featuring a freestanding roll-top bath with claw feet waterfall shower above, wash hand basin, low-level WC and heated towel rail. Externally, the property enjoys a level rear garden ideal for families and outdoor entertaining, while residents benefit from parking within this attractive private development, creating a welcoming community feel.









Floor 0

Approximate total area⁽¹⁾

115.8 m²

1246 ft²



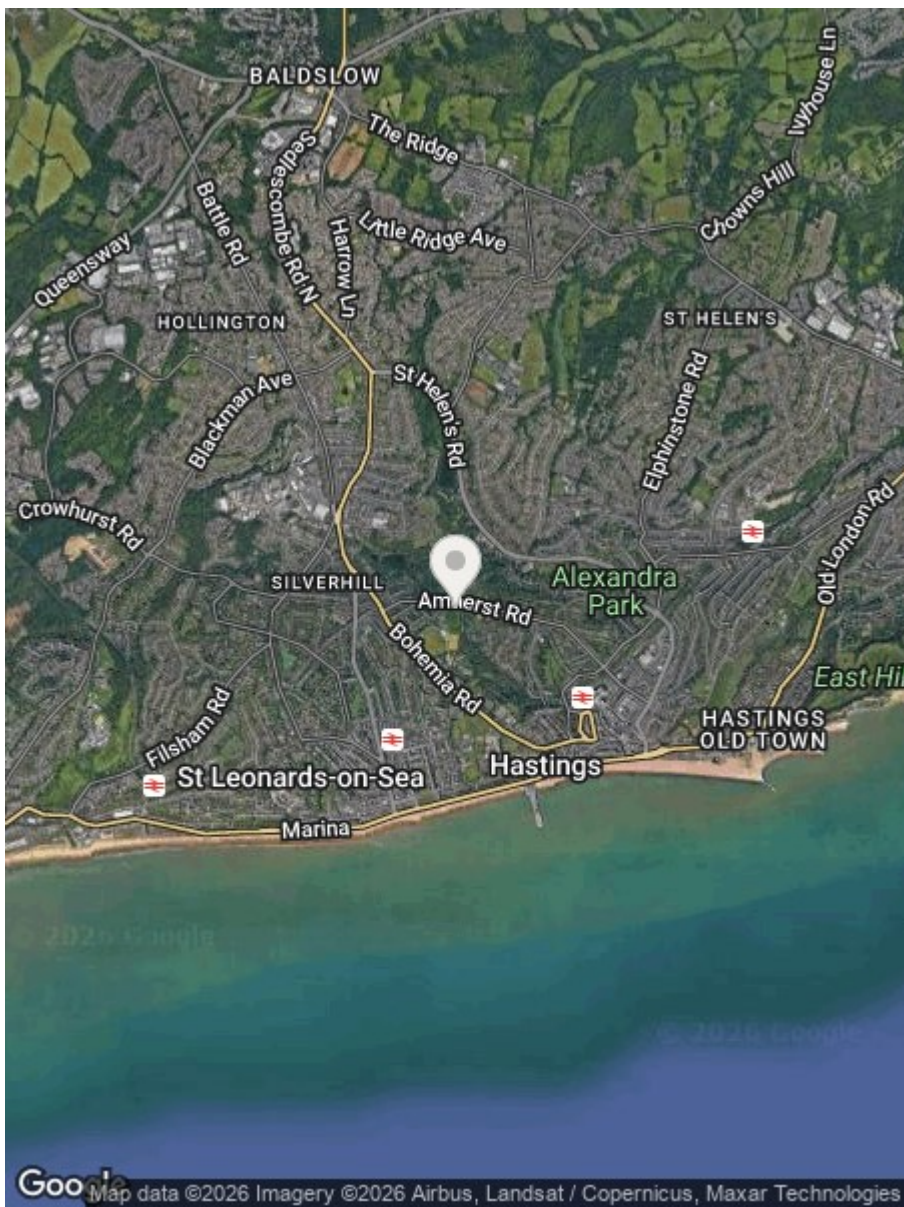
Floor 1



(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 - 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**