

RUSH
WITT &
WILSON



RUSH
WITT &

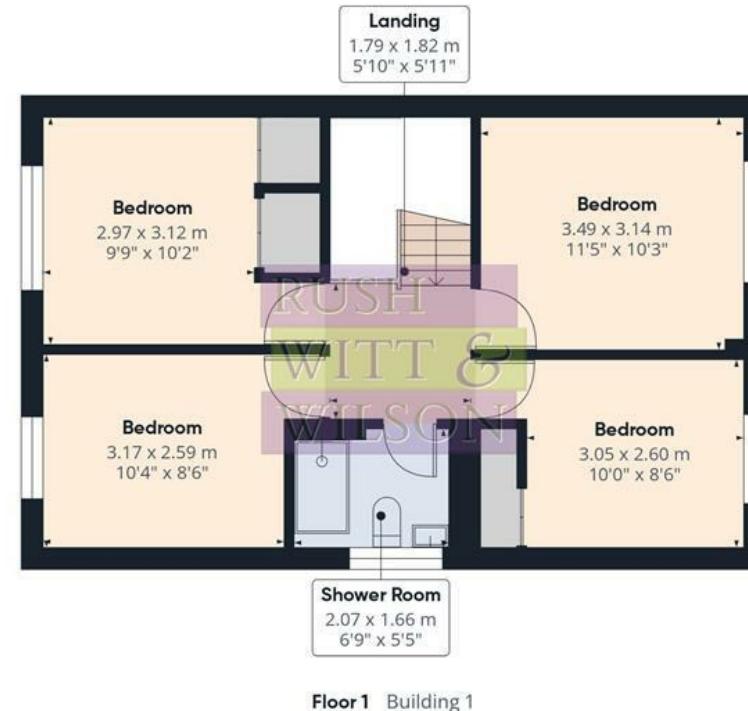
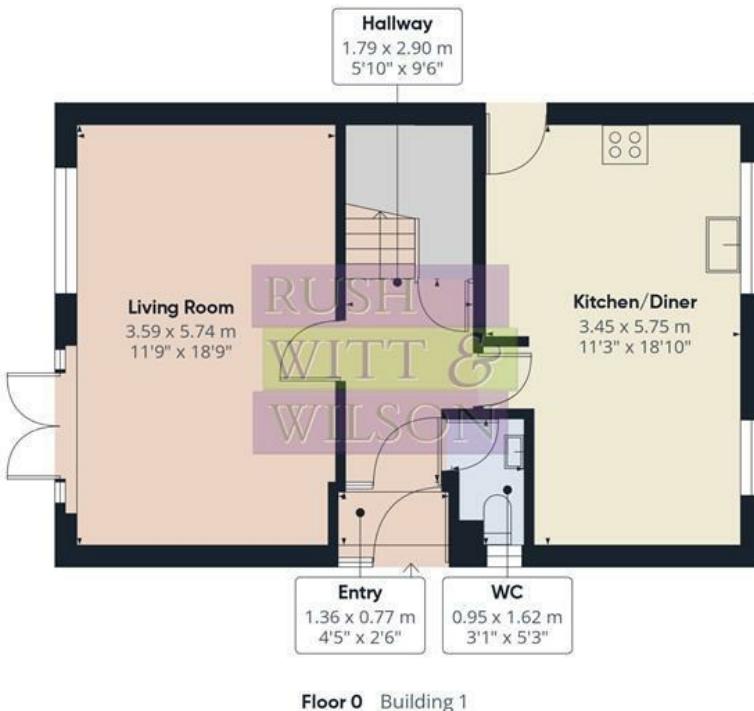
64 Winterbourne Close, Hastings, TN34 1XQ
Offers In The Region Of £399,950 Freehold

Nestled in the desirable Winterbourne Close, Hastings, this splendid detached house offers a perfect blend of comfort and convenience for family living. With four well-proportioned bedrooms, this home is ideal for those seeking space and modern amenities. The property boasts two inviting reception rooms, providing ample areas for relaxation and entertainment. The heart of the home is the open kitchen and dining area, which is perfect for family meals and gatherings. The layout is both practical and stylish, ensuring that cooking and dining experiences are enjoyable. Additionally, a convenient downstairs W/C adds to the functionality of the ground floor. This property is well-presented throughout, showcasing a warm and welcoming atmosphere. The detached nature of the house allows for privacy, while the garage and off-road parking for three vehicles offer ease and security for your vehicles. Situated in a favoured location, this home is just a stone's throw away from the town centre and the train station, making it an excellent choice for commuters. The property also enjoys far-reaching views towards the West Hill and Hastings Castle, adding a touch of charm to the already appealing setting. In summary, this four-bedroom family home in Winterbourne Close is a wonderful opportunity for those looking to settle in a vibrant community, with all the amenities and scenic views that Hastings has to offer.





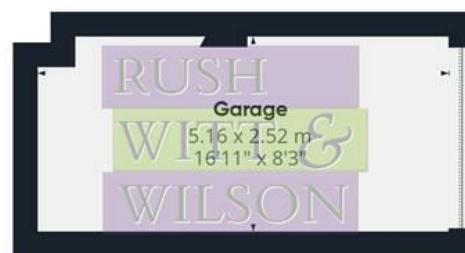




Approximate total area⁽¹⁾

110.2 m²

1188 ft²

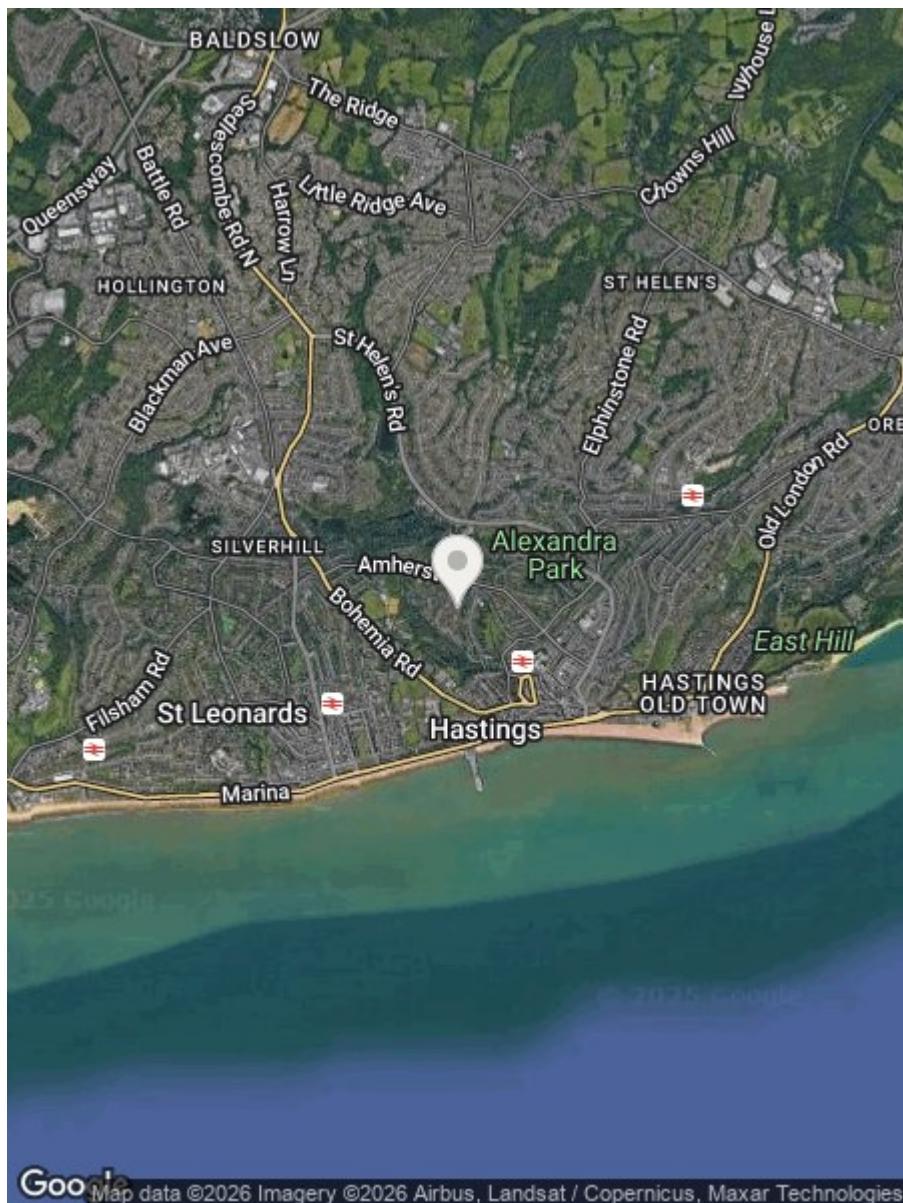


Floor 0 Building 2

(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.

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		
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