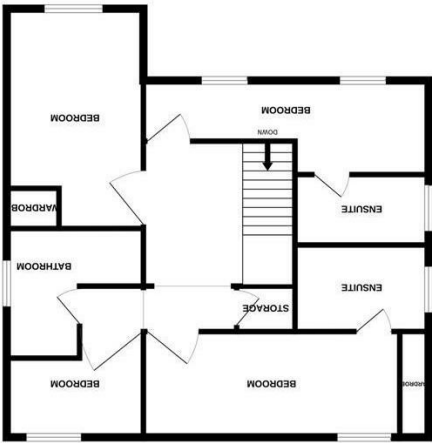
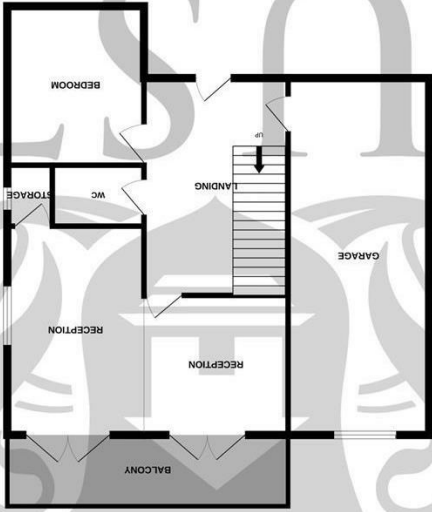




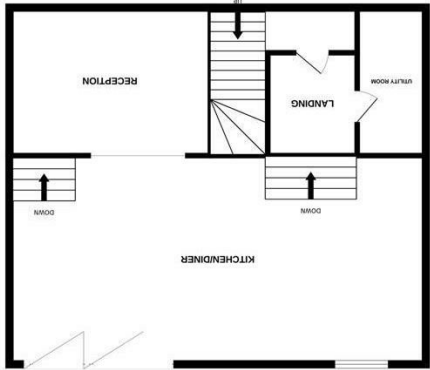
England & Wales		
 EU Directive 2002/91/EC		Not energy efficient - higher running costs
		(1-20)
		(21-30)
		(31-40)
		(41-50)
		(51-60)
		(61-70)
		Very energy efficient - lower running costs
		(71-100)
Energy Efficiency Rating		Potential



1ST FLOOR



GROUND FLOOR



BASEMENT

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

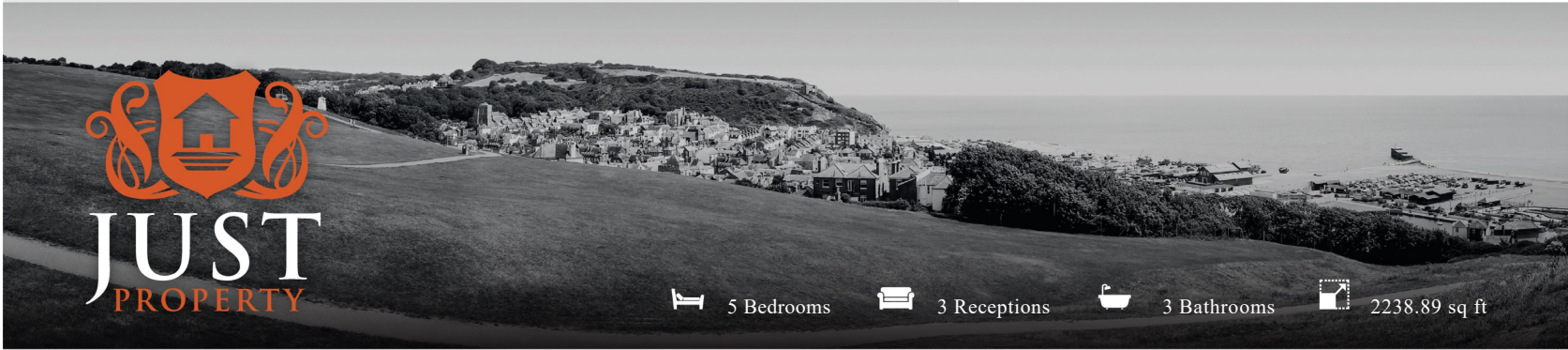
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FLOORPLANS

3 Whistler Close., Hastings, TN34 2FS

www.justproperty.net



3 Whistler Close., Hastings, TN34 2FS

5 Bedrooms 3 Receptions 3 Bathrooms 2238.89 sq ft

Freehold
£600,000





Freehold

£600,000

5 Bedrooms 3 Receptions 3 Bathrooms 2238.89 sq ft

PROPERTY DETAILS

An amazing opportunity to secure a stunning well presented and brilliantly designed four/five bedroom detached family home, recently built in a quiet, residential cul-de-sac close to Hastings town centre. The property is very well located close to local schools, Hastings town centre with its fantastic selection of shops, mainline railway station, seafront and promenade. The property is also within close proximity to local transport links as well as the Conquest Hospital and the wonderful open spaces of Alexandra Park. The towns of Bexhill, Rye, Battle and Eastbourne can be found a short drive away.

This detached family home has accommodation arranged over three floors and includes a very light and bright entrance hallway to the ground floor, useful bedroom/office, WC and family lounge with balcony overlooking the rear gardens and views out towards the English Channel. To the first floor there are four spacious bedrooms, two with ensuite shower rooms, and a separate family bath/shower room. A particular feature of this property is the Open Plan living on the garden level consisting of fully fitted kitchen/ breakfast room with integral appliances, opening out to a lovely dining area with bifold doors leading to the rear gardens and a separate family lounge/TV area. There is also a useful utility room as well.

Externally, the property has an attractive front garden, off-road parking for two vehicles and an integral tandem garage and to the garden level there is a spacious patio area, good size lawn section, opening up onto a nature reserve and there are views from the rear of the property over the town towards the English Channel.

The property benefits from having the remainder of the newbuild insurance backed warranty, an excellent energy rating B, and viewing is highly recommended by the vendor's choice of sole agents, Just Property.



ROOM DIMENSIONS

Front Door	Stairs Up To Landing
Hallway	Storage
16'7" (5.07)	Bedroom
Bedroom / Office	17'5" x 10'2" (5.33 x 3.10)
11'2" x 9'8" (3.42 x 2.95)	Juliette Balcony
W.C	En-Suite Shower Room
Family Lounge	11'6" x 5'4" (3.51 x 1.65)
18'2" x 16'11" (5.56 x 5.18)	Bedroom
Storage Cupboard	10'6" x 10'2" (3.21 x 3.11)
Rear Balcony	Family Bath / Shower Room
Stairs Down To	9'6" x 8'11" (2.90 x 2.74)
Hallway	Bedroom
Utility Room	20'3" x 8'7" (6.19 x 2.64)
9'4" x 6'7" (2.86 x 2.03)	Bedroom
Stairs Down To	15'7" x 9'6" (4.75 x 2.92)
Kitchen / Breakfast Area	En-Suite Shower Room
12'11" x 12'9" (3.96 x 3.89)	11'6" x 3'11" (3.51 x 1.20)
Dining Area	Off Road Parking
17'7" x 13'6" (5.38 x 4.13)	Tandem Garage
Lounge / Snug	29'7" x 11'5" (9.03 x 3.49)
15'0" x 10'5" (4.58 x 3.18)	South Facing Rear Garden

FEATURES

- Stunning Detached Family Home
- Four / Five Bedrooms Throughout
- Three Bathrooms, Arranged Over Three Floors
- Tandem Garage & Off Road Parking
- Amazing Views To The Rear
- Quiet Residential Location
- Three Reception Rooms
- South Facing Garden & Balcony
- Council Tax Band - E
- Viewing Considered Essential

