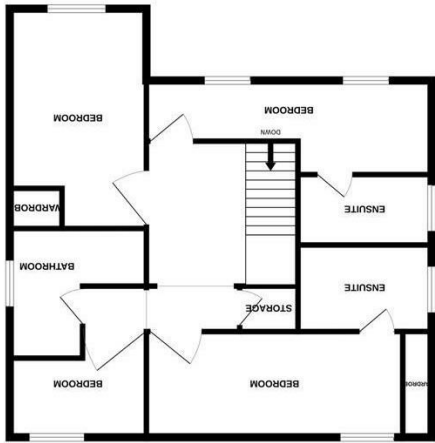
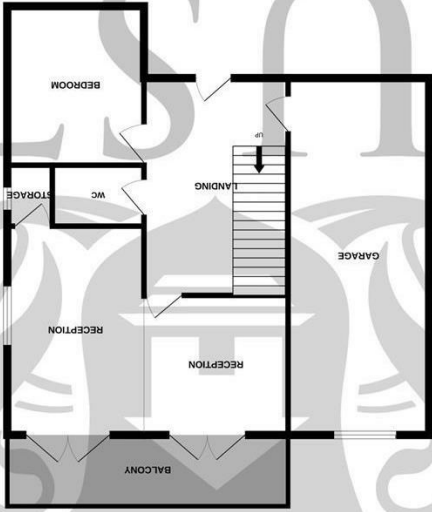




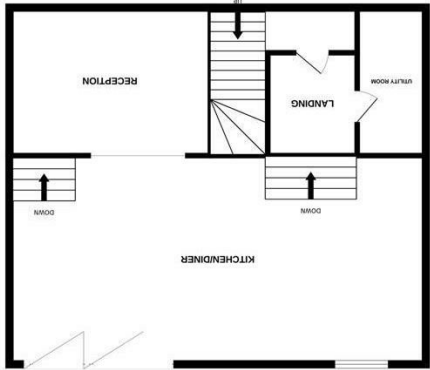
England & Wales		
EU Directive 2002/91/EC		
Energy Efficiency Rating	Current	Potential
	Very energy efficient - lower running costs	
Not energy efficient - higher running costs	A	(92 plus)
	B	(81-91)
	C	(69-80)
	D	(55-68)
	E	(39-54)
	F	(21-38)
	G	(1-20)



1ST FLOOR



GROUND FLOOR



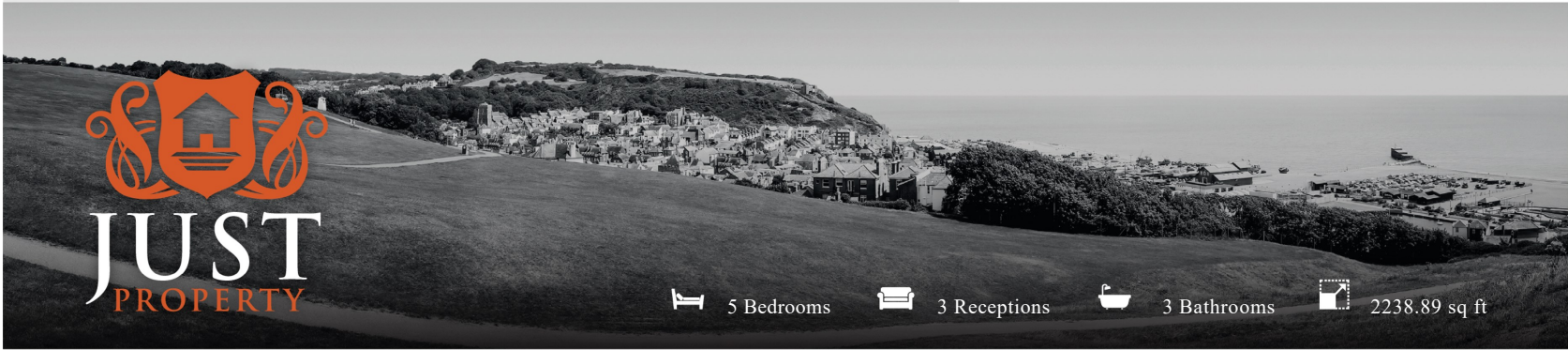
BASEMENT

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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3 Whistler Close., Hastings, TN34 2FS

5 Bedrooms 3 Receptions 3 Bathrooms 2238.89 sq ft

Freehold

£625,000





Freehold

£625,000



5 Bedrooms 3 Receptions 3 Bathrooms 2238.89 sq ft

PROPERTY DETAILS

Coming To The Market For £625,000.

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

Hallway

16'7" (5.07)

Bedroom / Office

11'2" x 9'8" (3.42 x 2.95)

W.C

Family Lounge

18'2" x 16'11" (5.56 x 5.18)

Storage Cupboard

Rear Balcony

Stairs Down To

Hallway

Utility Room

9'4" x 6'7" (2.86 x 2.03)

Stairs Down To

Kitchen / Breakfast Area

12'11" x 12'9" (3.96 x 3.89)

Dining Area

17'7" x 13'6" (5.38 x 4.13)

Lounge / Snug

15'0" x 10'5" (4.58 x 3.18)

Stairs Up To Landing

Storage

Bedroom

17'5" x 10'2" (5.33 x 3.10)

Juliette Balcony

En-Suite Shower Room

11'6" x 5'4" (3.51 x 1.65)

Bedroom

10'6" x 10'2" (3.21 x 3.11)

Family Bath / Shower Room

9'6" x 8'11" (2.90 x 2.74)

Bedroom

20'3" x 8'7" (6.19 x 2.64)

Bedroom

15'7" x 9'6" (4.75 x 2.92)

En-Suite Shower Room

11'6" x 3'11" (3.51 x 1.20)

Off Road Parking

Tandem Garage

29'7" x 11'5" (9.03 x 3.49)

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



Please note that we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and accordingly if there are any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.