



**Main Road
Hastings, TN35 4SL
£620,000 Freehold**

**Wyatt
Hughes**
Residential Sales

Main Road, Hastings, TN35 4SL

Exceptional New Build Detached Four-Bedroom Family Home

One of only two bespoke homes in a small, secluded development at the end of a private lane, this stunning detached property offers contemporary living with a 10-year new build warranty and impressive eco-friendly credentials.

The ground floor features a welcoming hallway, spacious living room, cloakroom, and a modern open-plan kitchen, dining, and breakfast area with quartz worktops, integrated appliances, central island, and bi-fold doors leading to a sun terrace and landscaped garden. A utility room with side access completes the layout.

Upstairs are four generous bedrooms, including a master suite with en suite, plus a family bathroom. There is potential to convert the loft, subject to planning consent.

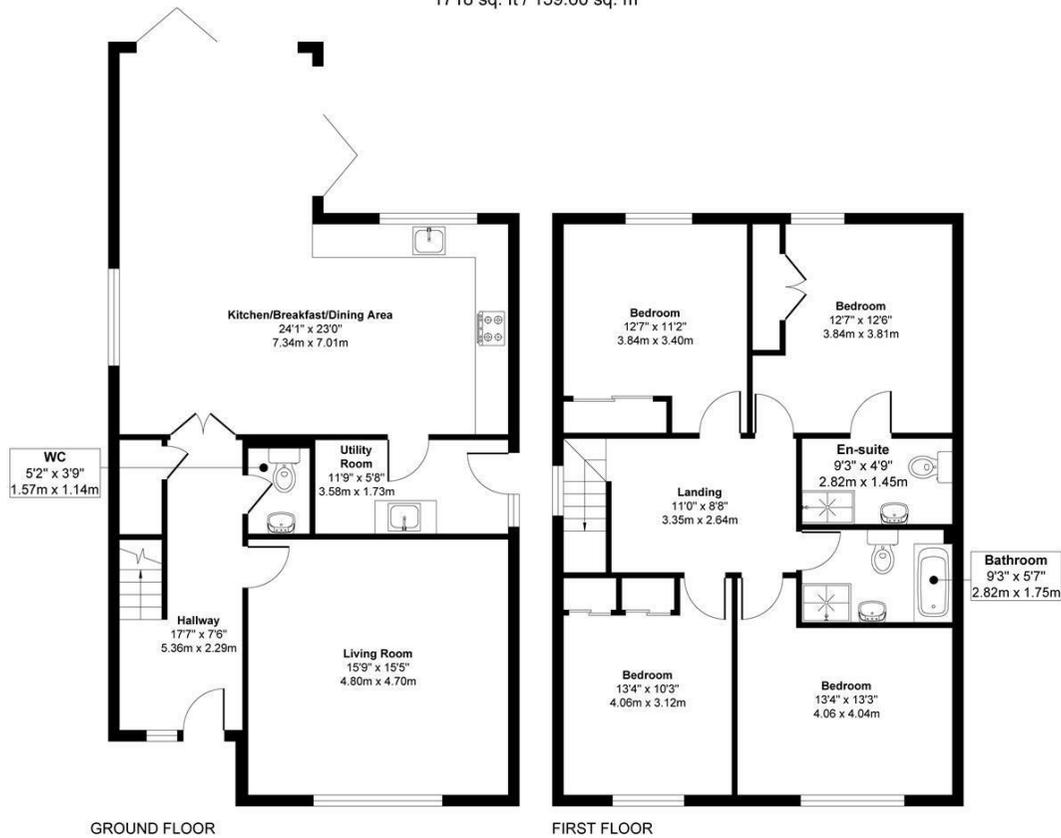
Eco-conscious features include solar panels, air source heat pump, underfloor heating, energy-efficient glazing, and Scandinavian insulation. Off-road parking and beautifully landscaped gardens complete this perfect family home in a peaceful semi-rural setting, with amenities and mainline stations nearby.



- 1718 SQ FT
- TAX BAND G
- FOUR BEDROOMS, MASTER BEDROOM WITH EN-SUITE
- 10 YEAR NEW BUILD WARRANTY
- EPC RATING A
- OPEN PLAN KITCHEN/LIVING SPACE WITH BI FOLD DOORS
- AMPLE OFF ROAD PARKING
- ECO FRIENDLY DESIGN

Westfield

Approximate Gross Internal Floor Area
1718 sq. ft / 159.60 sq. m



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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC	93 93	England & Wales
			EU Directive 2002/91/EC

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.

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