



**Main Road  
Hastings, TN35 4SL  
£629,500 Freehold**

**Wyatt  
Hughes**  
Residential Sales

# Main Road, Hastings, TN35 4SL

## New Build Detached Four Bedroom Family Home

This exceptional bespoke detached home is one of only two in a small, secluded development at the end of a private lane. Offering contemporary living, it comes with a 10-year new build warranty and outstanding eco-friendly credentials.

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

Upstairs, there are four generous bedrooms, including a master suite with en suite shower room, and a family bathroom with separate bath and shower. There is potential to convert the loft, subject to any planning consent required, for additional accommodation.

Eco-conscious features include solar panels, air source heat pumps, underfloor heating, energy-efficient glazing, and Scandinavian insulation.

Externally, the property offers off-road parking and beautifully landscaped front and rear gardens.

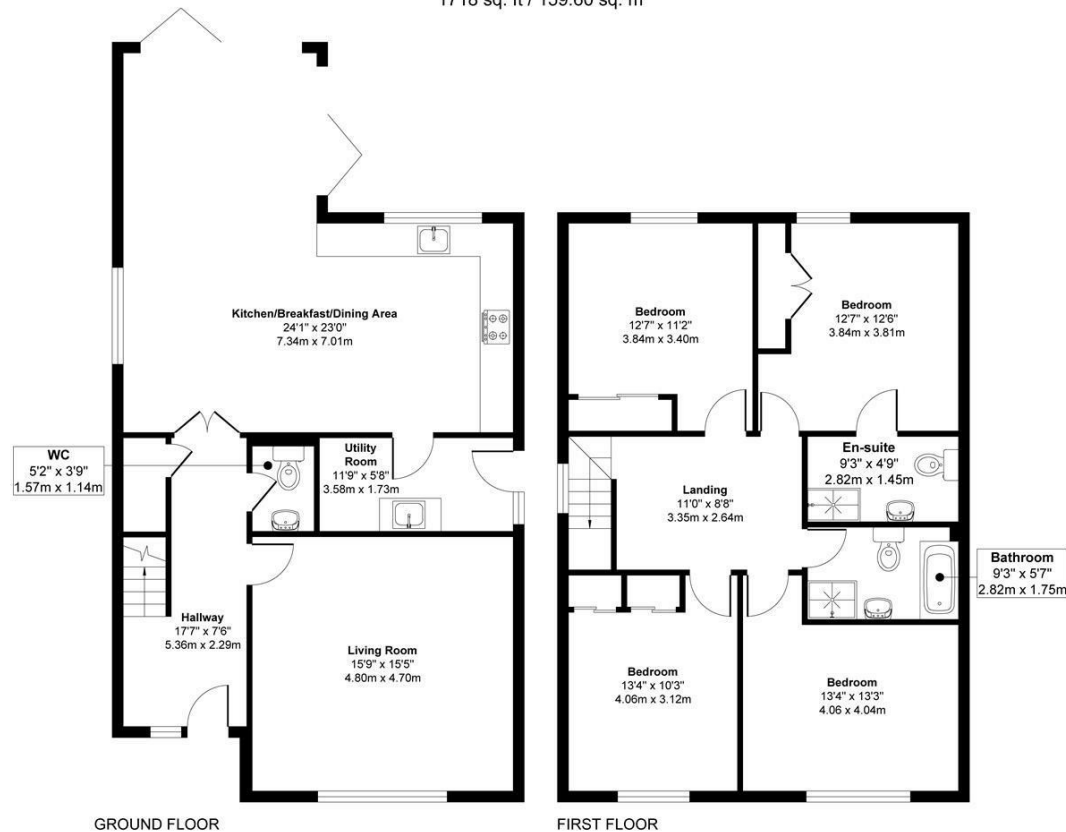
Set in a peaceful semi-rural location, the home enjoys far-reaching views and is close to the amenities of Westfield, with mainline stations at Battle and Hastings within easy reach, making it perfect for families and commuters alike.



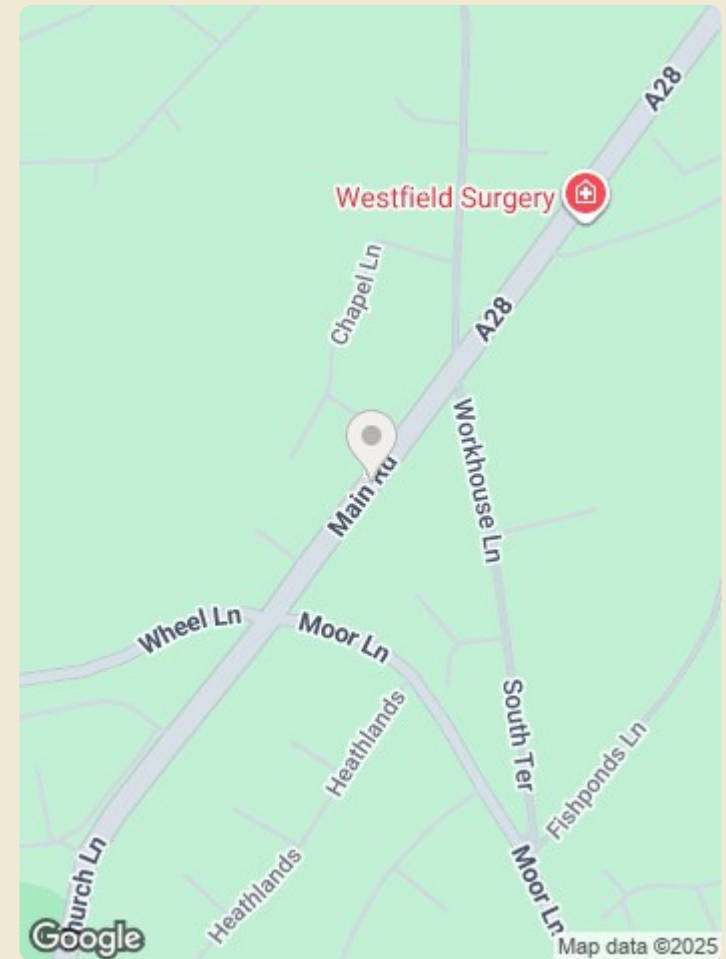
- |                                               |                                                     |                          |
|-----------------------------------------------|-----------------------------------------------------|--------------------------|
| • 1718 SQ FT                      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

## Westfield

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



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| Energy Efficiency Rating                    |                         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|---------------------------------------------|-------------------------|-----------|-----------------------------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |                                                                 | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           | Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) <b>A</b>                          |                         |           | (92 plus) <b>A</b>                                              |                         |           |
| (81-91) <b>B</b>                            |                         |           | (81-91) <b>B</b>                                                |                         |           |
| (69-80) <b>C</b>                            |                         |           | (69-80) <b>C</b>                                                |                         |           |
| (55-68) <b>D</b>                            |                         |           | (55-68) <b>D</b>                                                |                         |           |
| (39-54) <b>E</b>                            |                         |           | (39-54) <b>E</b>                                                |                         |           |
| (21-38) <b>F</b>                            |                         |           | (21-38) <b>F</b>                                                |                         |           |
| (1-20) <b>G</b>                             |                         |           | (1-20) <b>G</b>                                                 |                         |           |
| Not energy efficient - higher running costs |                         |           | Not environmentally friendly - higher CO <sub>2</sub> 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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