

**RUSH  
WITT &  
WILSON**



**37 Woodlands Way, Hastings, East Sussex TN34 2FT**  
**Guide Price £375,000 - £400,000**



**\*\*\*GUIDE PRICE £375,000 - £400,000\*\*\* An outstanding modern four bedroom house situated within a sought after development constructed 5 years ago by award winning builders Millwood Designer Homes. The property offers well designed accommodation comprising in principal entrance hall, cloakroom/wc, modern kitchen, spacious lounge/diner with access onto the rear garden. To the first floor leading off the landing three double bedrooms, and a family bathroom with the first floor offering more elevated views onto the surrounding countryside. To the second floor the main bedroom with a large en-suite bathroom. To the front the property enjoys a garage with parking and attractive gardens are found to the rear. The location is perfect being found on the fringe of St Leonards you can be in the countryside as quickly as you could be sitting on the beach and the area offers a wide range of amenities, road links, schools and is close to the Conquest Hospital. As instructed sole agents we highly recommend internal viewings to fully appreciate the high standard of the property and its idyllic location.**





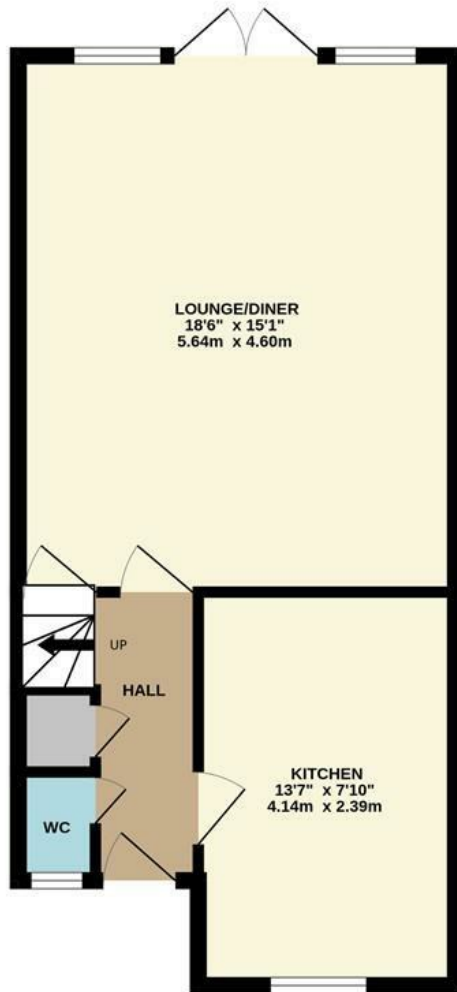








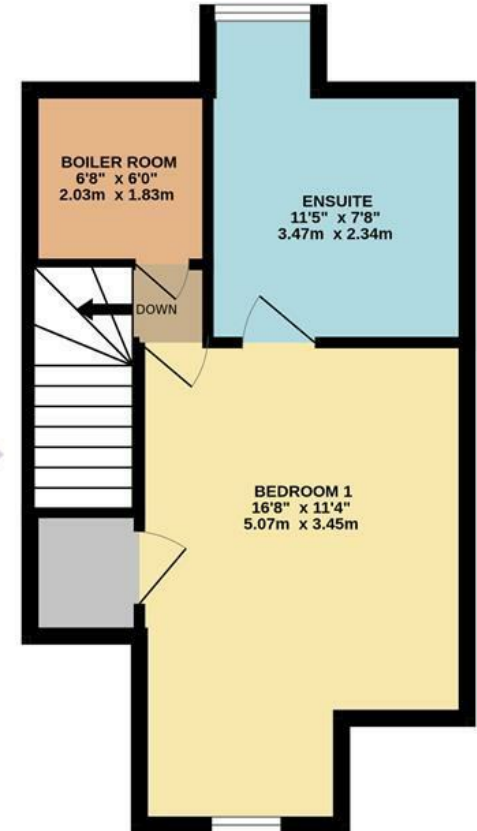
GROUND FLOOR



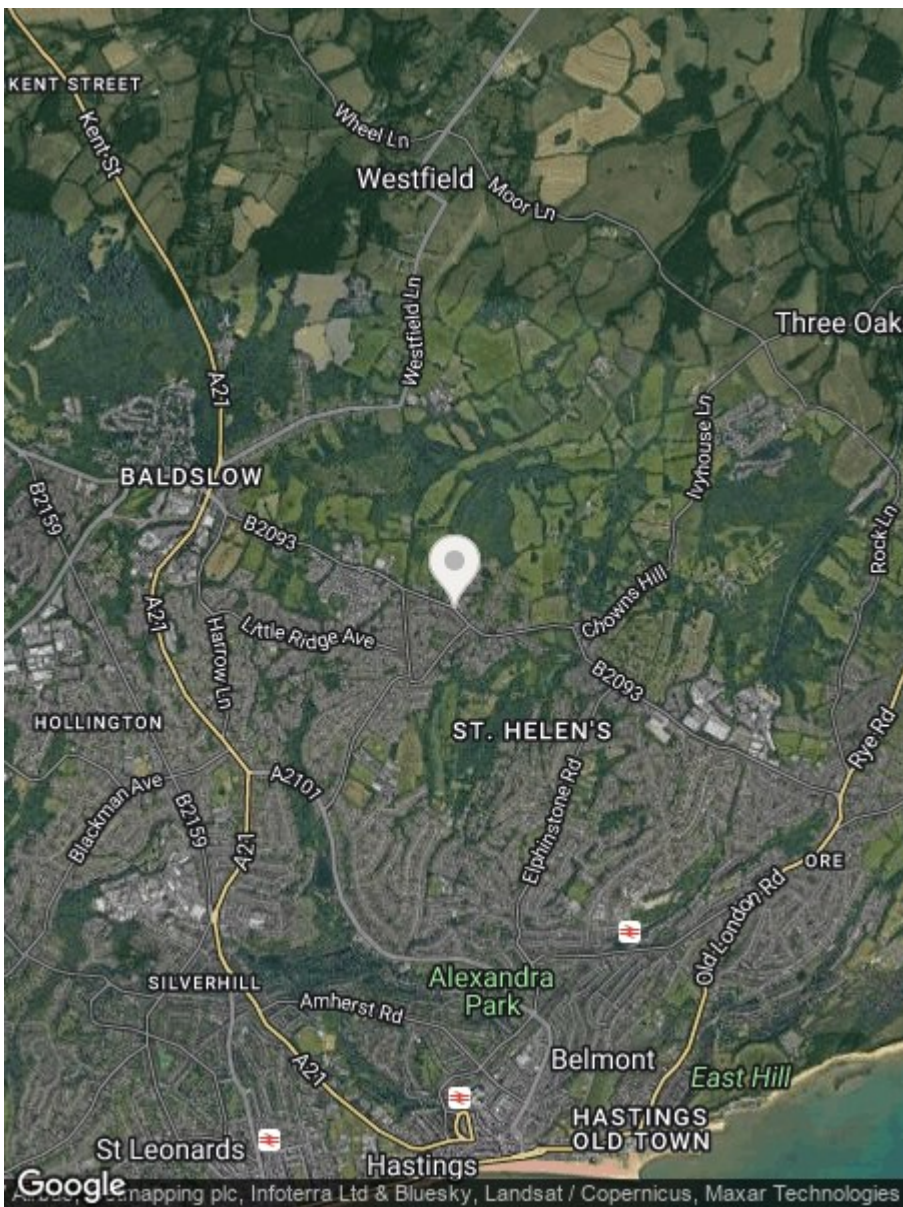
1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>93</b>
(81-91) <b>B</b>	<b>84</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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**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**