

RUSH  
WITT &  
WILSON



RUSH  
WITT &

**Jonol, 450 The Ridge, Hastings, East Sussex TN34 2RY**  
**Guide Price £400,000**



**\*\*\*Guide Price £400,000 - £425,000\*\*\*** Rush Witt & Wilson welcome to the market this **DECEPTILEY SPACIOUS** and well presented **DETACHED HOUSE** found on the Ridge offering ease of access to the Conquest Hospital, local amenities and schooling together with convenient road links to the A21. Internally the property offers an entrance porch and hallway, shower/cloakroom/wc, open plan lounge/diner, rear conservatory, modern fitted kitchen with adjoining utility room. To the first floor there are three well appointed bedrooms and a generous bath/shower room/wc. Ample parking is found to the front for multiple vehicles together with a long shared driveway running to the side of the property which in turn leads to a detached double garage. Further notes of interest include double glazing, gas fired central heating and a well maintained and enclosed garden is offered to the rear. Internal viewings are highly recommended of this property that would offer any discerning buyer a convenient move.







RUSH  
WITT &  
WILSON



RUSH  
WITT &  
WILSON



RUSH  
WITT &  
WILSON



RUSH  
WITT &  
WILSON





RUSH  
WITT &  
WILSON



RUSH  
WITT &  
WILSON



RUSH  
WITT &  
WILSON



RUSH  
WITT &  
WILSON





**Approximate total area<sup>(1)</sup>**

1169.98 ft<sup>2</sup>  
108.7 m<sup>2</sup>

**Reduced headroom**

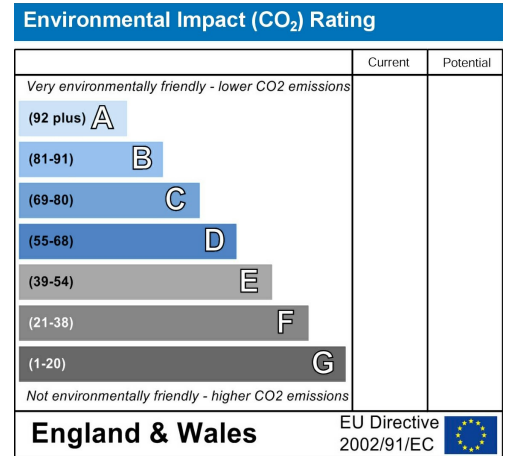
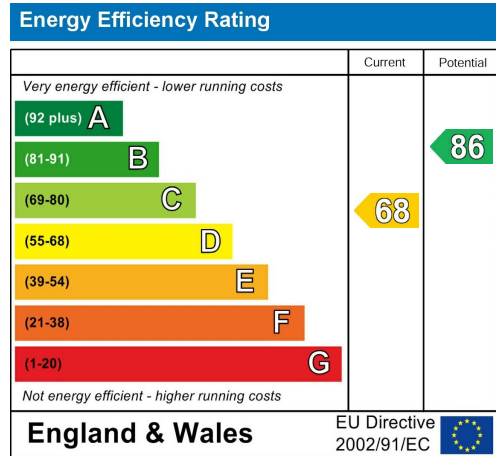
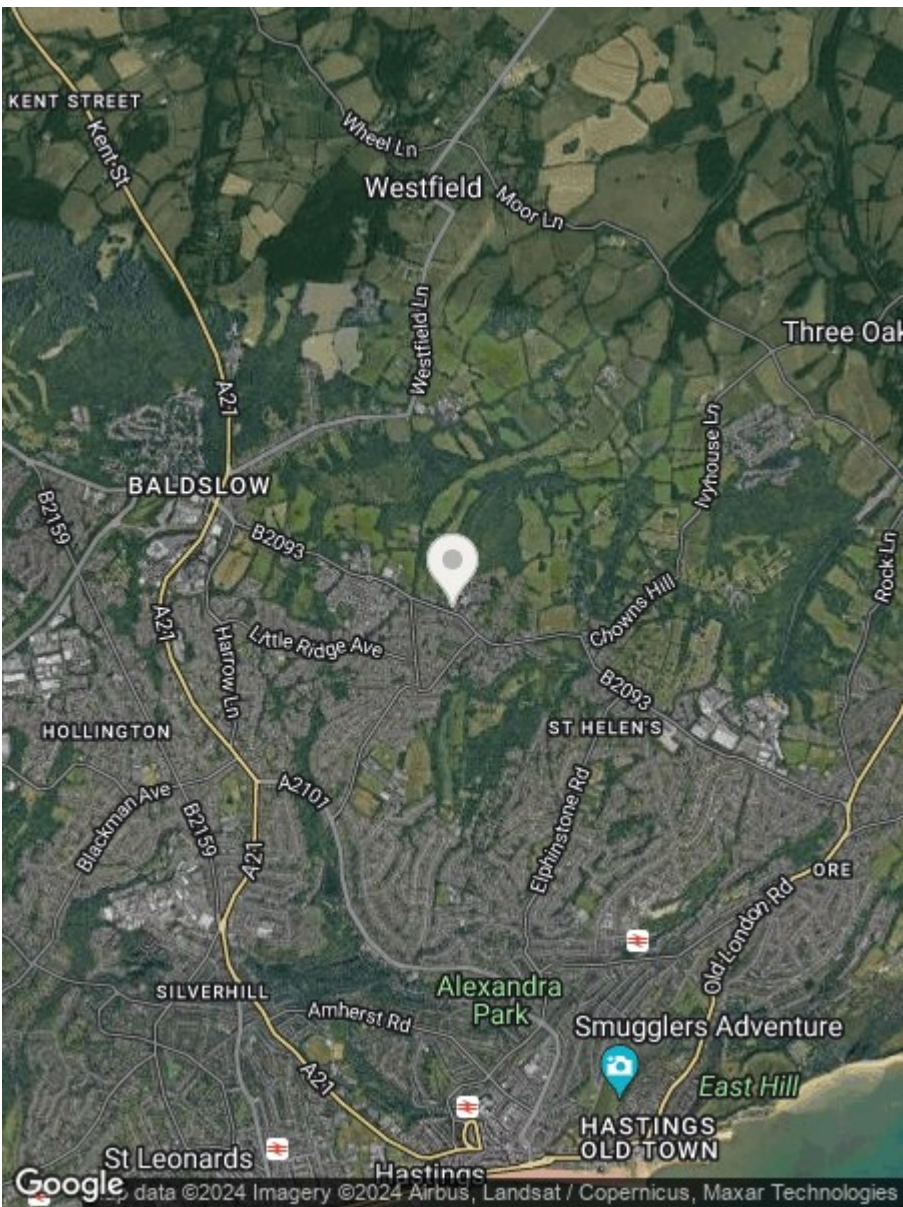
5.23 ft<sup>2</sup>  
0.49 m<sup>2</sup>



(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.



**RUSH  
WITT &  
WILSON**

**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**