

**RUSH
WITT &
WILSON**



RUSH
WITT &

12 Brightling Avenue, Hastings, TN35 5EQ
£285,000

Located on Brightling Avenue in Hastings, this beautifully refurbished end-of-terrace house presents a fantastic opportunity for first-time buyers or small families looking to upsize. The property has been thoughtfully renovated to a high standard throughout, showcasing exceptional quality, modern finishes, and stylish interiors that perfectly blend comfort and functionality. Offering three generously sized bedrooms, this home provides ample space for a growing family. The interior boasts a bright and welcoming entrance hall, a spacious lounge ideal for relaxing or entertaining, a practical utility room, and a sleek kitchen/breakfast room fitted with contemporary units and quality appliances. Upstairs, you'll find three well-appointed bedrooms and a modern bathroom suite, all finished with tasteful design and attention to detail. Enjoying views towards the sea, this home brings a sense of tranquillity and scenic charm right to your doorstep. Ideally situated near Ore Village and the stunning Fairlight Country Park, the location offers convenient access to local shops, schools, and bus routes. Additional benefits include double glazing, gas-fired central heating, and enclosed gardens to both the front and rear—perfect for outdoor enjoyment and the rear benefiting from a driveway. This is a truly move-in-ready home where quality and comfort shine throughout. Don't miss your chance to view this impressive property. Contact Rush Witt, the appointed sole agents, to arrange an internal viewing and fully appreciate everything this home has to offer.

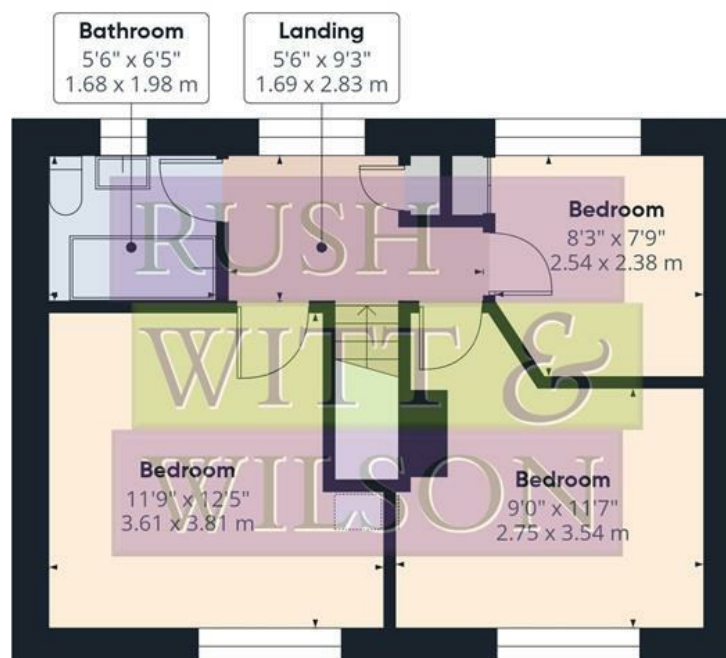








Floor 0



Floor 1

Approximate total area^m

794 ft²

73.8 m²

Reduced headroom

3 ft²

0.3 m²

(1) Excluding balconies and terraces

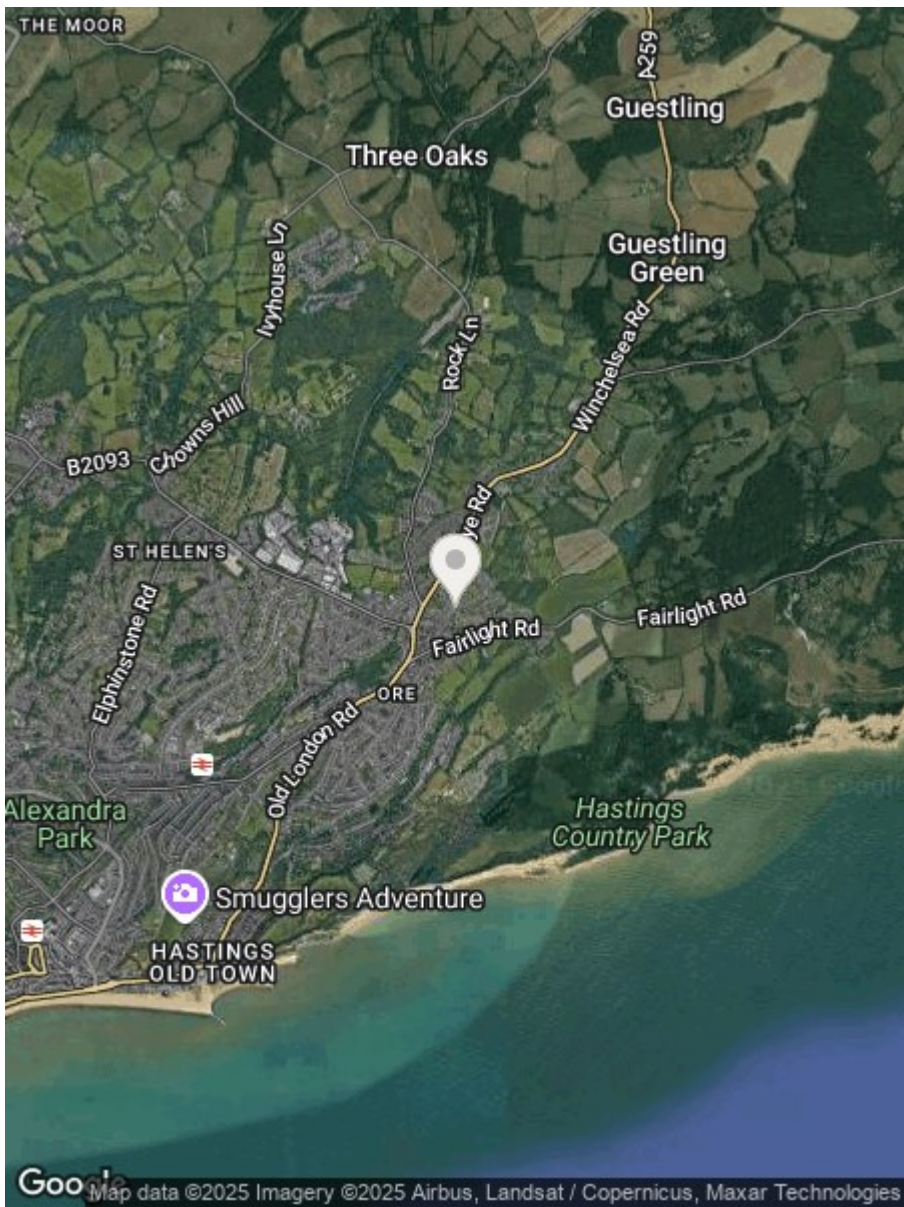
Reduced headroom

..... Below 5 ft/1.5 m

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

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	49	77
England & Wales		
	EU Directive 2002/91/EC	

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

**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**