

**RUSH  
WITT &  
WILSON**



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**23 Wykeham Road, Hastings, TN34 1UA**  
**£625,000**



Nestled on the picturesque Wykeham Road in Hastings, this stunning four-bedroom detached family home is a true gem. Arranged over three floors, the property boasts a perfect blend of period charm and modern comfort, making it an ideal sanctuary for families. As you enter, you are greeted by a spacious bay-fronted lounge that invites natural light, creating a warm and welcoming atmosphere. The separate dining room, featuring a striking fireplace and a charming bay window, offers a delightful space for family gatherings while soaking in captivating views over Linton Gardens. The fitted kitchen, complete with a utility area, provides practicality for everyday living. The first floor is home to three well-appointed bedrooms, each designed with comfort in mind, alongside a beautifully crafted family bathroom that includes a freestanding bath and a separate shower. Ascending to the top floor, you will find a versatile office space and a gorgeous double bedroom with ample storage, perfect for relaxation or as a private retreat. Externally, the property is equally impressive. A delightful front garden welcomes you, while off-road parking for two vehicles and a generously sized garage add to the convenience. The rear garden is a true highlight, featuring a sun-soaked terrace with stunning views, a landscaped area adorned with mature plants and shrubs, and a sunny south-west-facing orientation, ideal for entertaining or unwinding in the sun. With UPVC double glazing and gas central heating, this home is not only beautiful but also practical. Located within walking distance of Hastings town centre, its mainline railway station, the historic Old Town, and the scenic seafront, this property is perfectly positioned for both convenience and leisure. The vibrant Alexandra Park and well-regarded local schools are also nearby, making it an excellent choice for families.









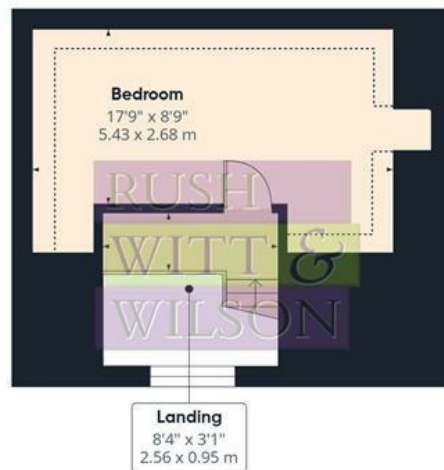




Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1



Floor 0 Building 2

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**Approximate total area<sup>m</sup>**

1580 ft<sup>2</sup>

146.9 m<sup>2</sup>

**Reduced headroom**

49 ft<sup>2</sup>

4.5 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

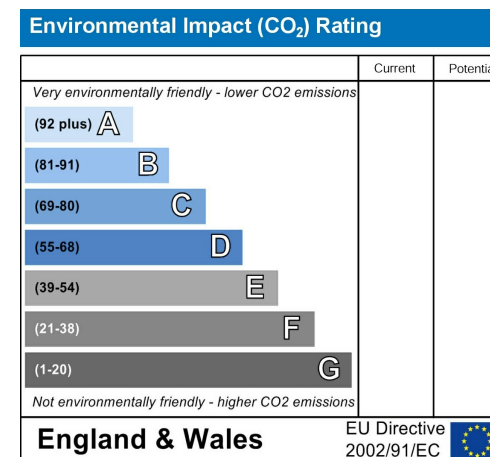
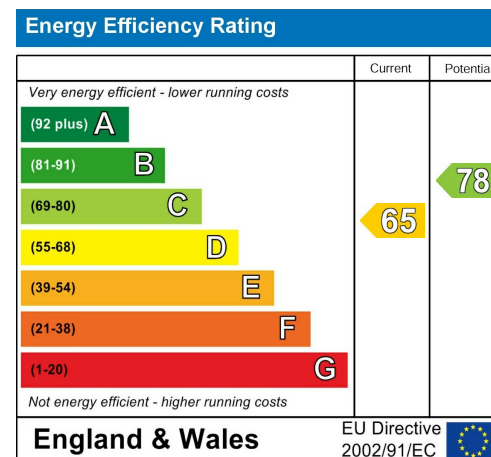
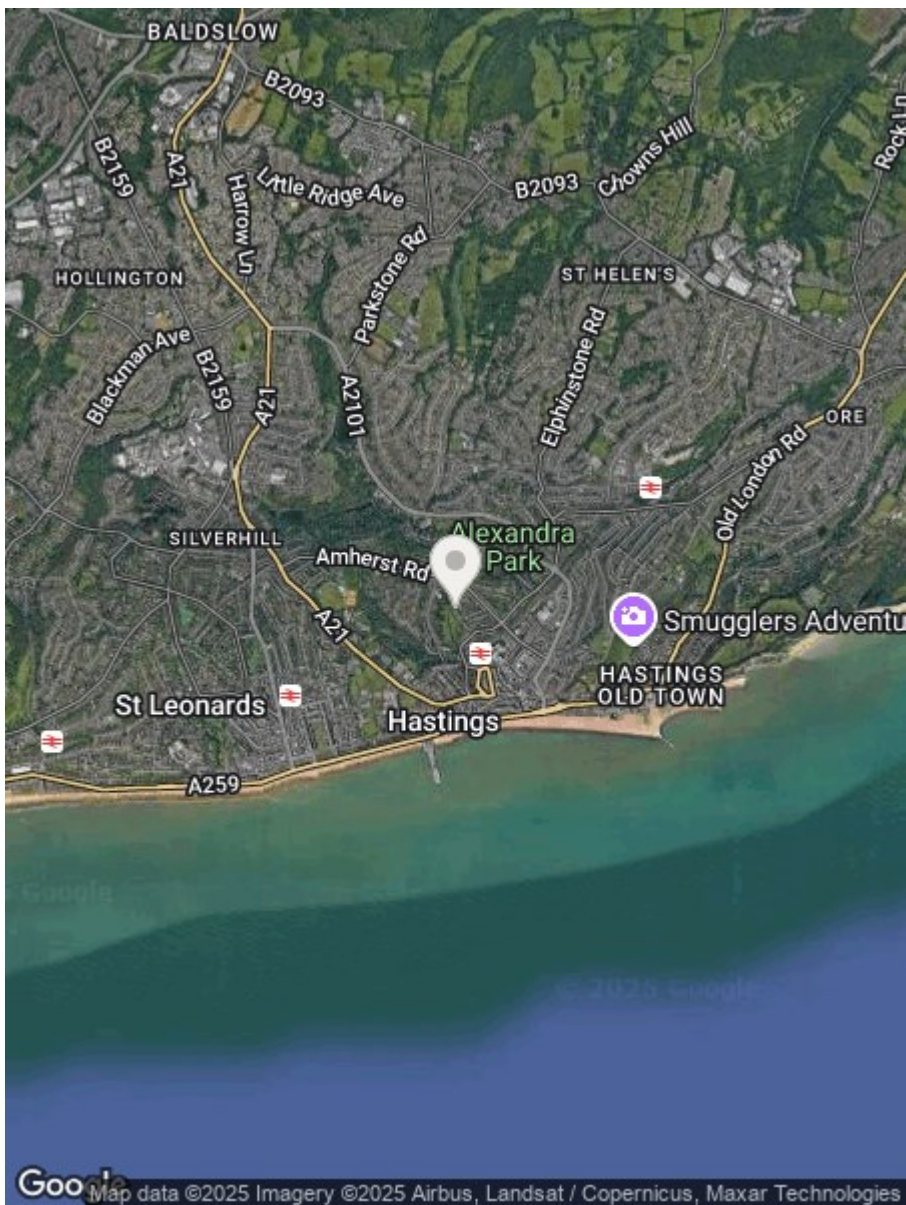
..... Below 5 ft/1.5 m

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 are based on RICS IPMS 3C standard.

**GIRAFFE360**





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