

**RUSH  
WITT &  
WILSON**



RUSH  
WITT &

**69 Percy Road, Hastings, TN35 5AR  
£280,000 Flying Freehold**



Nestled on the charming Percy Road in Hastings, we are delighted to present this spacious three-storey end terrace family home, boasting four well-proportioned bedrooms and stunning views over Hastings towards the sea and Beachy Head. This older-style property combines character with modern comforts, featuring gas central heating and double glazing throughout. The accommodation is thoughtfully arranged over three floors. On the lower ground floor, you will find a generous kitchen-dining room, perfect for family meals and entertaining, alongside a useful storage room. The ground floor hosts a spacious lounge, providing a welcoming space for relaxation and social gatherings. Ascending to the first floor, you will discover four inviting bedrooms, complemented by a modern bathroom that caters to the needs of a busy family. Outside, the property offers a private, relatively level enclosed rear garden, ideal for outdoor activities and enjoying the fresh air. This home is conveniently situated within reach of the amenities found in Ore Village, as well as bus routes that offer easy access to Hastings Town Centre. Here, you will find a comprehensive range of shopping, sporting, and recreational facilities, along with a mainline railway station and the beautiful seafront promenade. This property presents an excellent opportunity for families seeking a spacious home in a vibrant community, with the added benefit of breathtaking views. We invite you to explore this delightful residence and envision the wonderful memories that await you here.















**Floor 1**

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

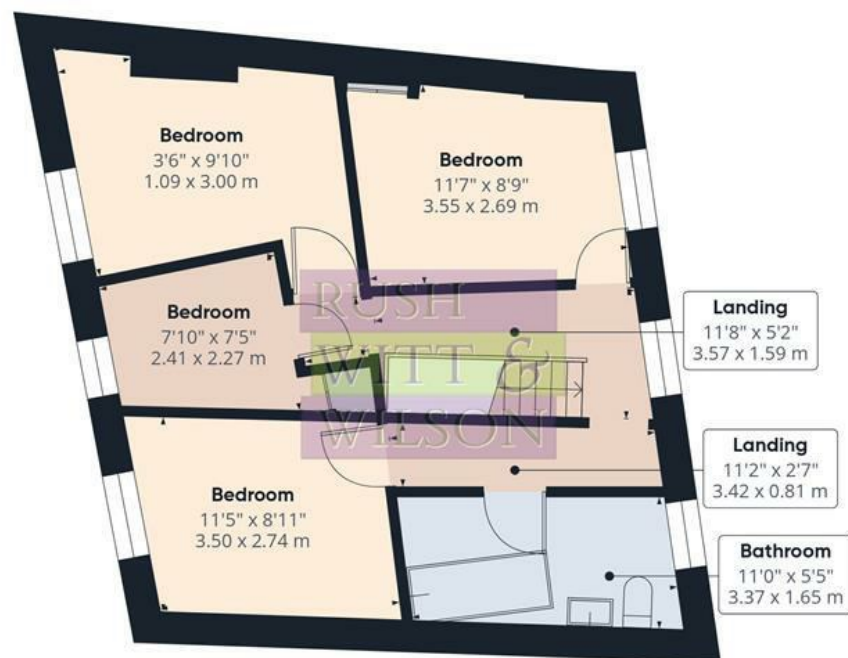
1194 ft<sup>2</sup>

111 m<sup>2</sup>

**Reduced headroom**

8 ft<sup>2</sup>

0.8 m<sup>2</sup>



**Floor 2**

(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.

**GIRAFFE 360**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>58</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 

None of the services or appliances mentioned in these sale particulars have been tested.

It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.

Council Tax Band – B

We have been advised that the property has a flying freehold, further details upon request.

A property may be subject to restrictive covenants and a copy of the title documents are available for inspection.

If you are seeking a property for a particular use or are intending to make changes please check / take appropriate legal advice before proceeding.

**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**