

**RUSH  
WITT &  
WILSON**



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**3 Whistler Close, Hastings, TN34 2FS  
Offers In Excess Of £675,000 Freehold**



**This stunning detached house boasts 226 sq meters (2,443 sq ft) of luxurious accommodation beautifully laid out on three elegant floors offering a striking layout with a host of modern refinements. The property was originally constructed in 2016 offering parking an integral garage that offers a further two parking spaces. Gardens are offered to the front with a beautiful level lawn to the rear as well as a substantial 'secret communal garden' with woodland set beyond. Internally the property is exquisite with accommodation boasting entrance hall, cloakroom/wc, a living room with feature external balcony terrace with stairs leading down to the garden level with the most amazing 30ft open plan kitchen/diner with bi fold doors onto the rear garden, separate utility room and an adjoining further reception room set within a raised mezzanine. The property offers five double bedrooms with one set to the ground floor and four to the first floor, two with en-suite and a family bath/shower room/wc The property has a host of features and design lead layout to suit modern living and a contemporary finish.**





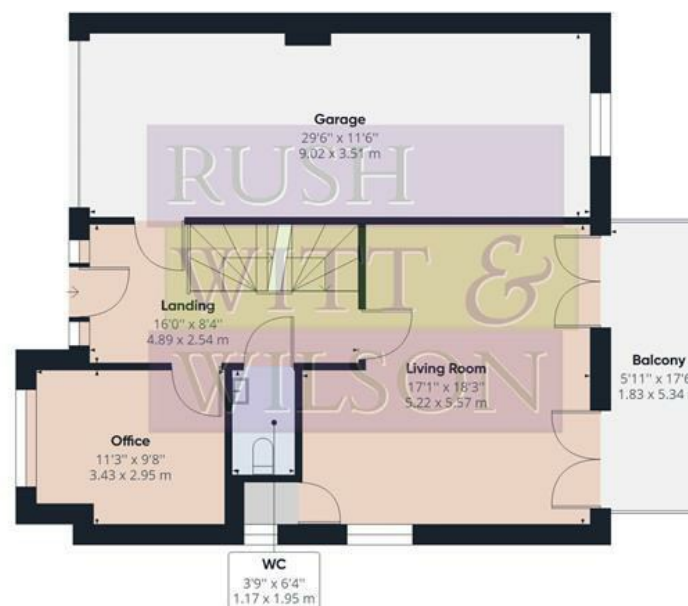








**Floor 0**



**Floor 1**



**Floor 2**

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

2443.25 ft<sup>2</sup>

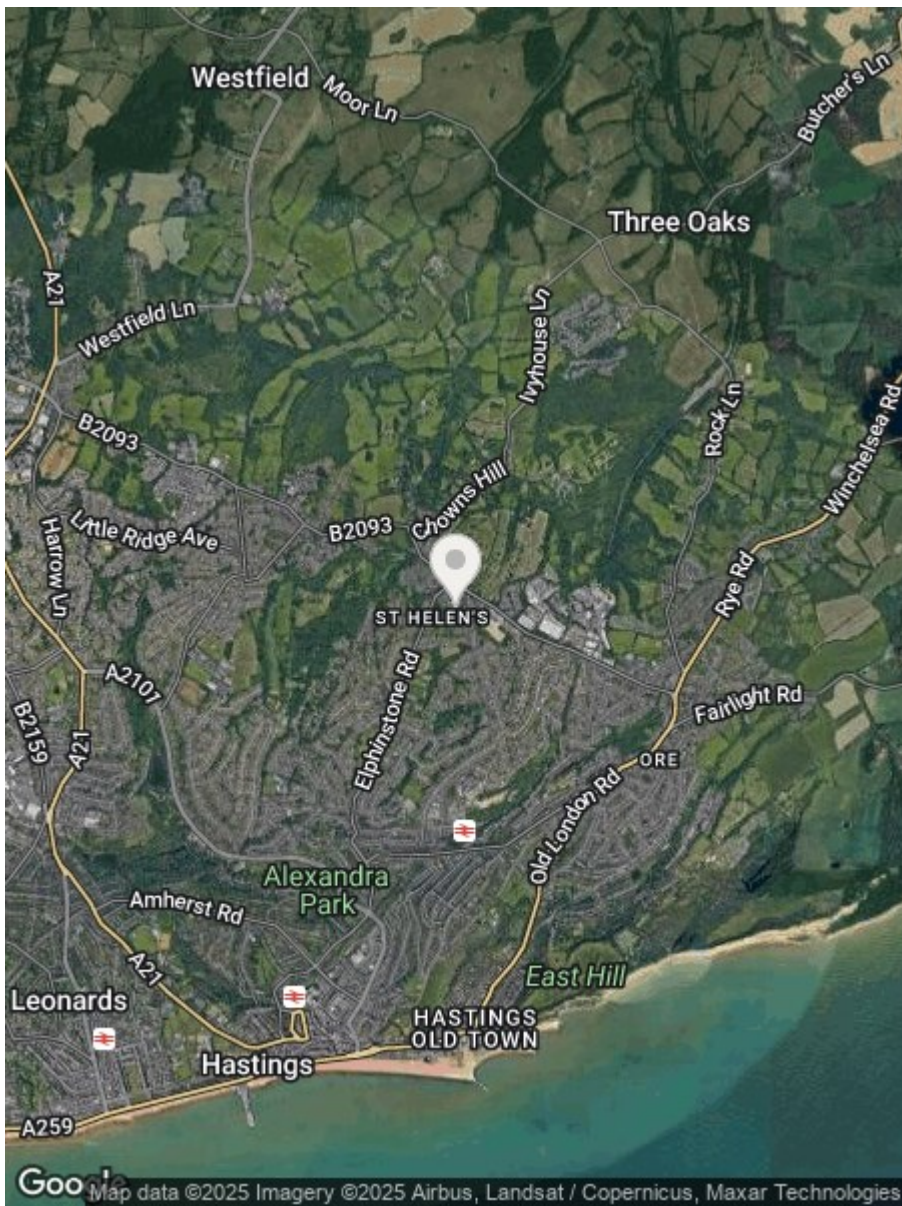
226.99 m<sup>2</sup>

(1) Excluding balconies and terraces

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

**GIRAFFE360**





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		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 – E

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.

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