

**RUSH
WITT &
WILSON**



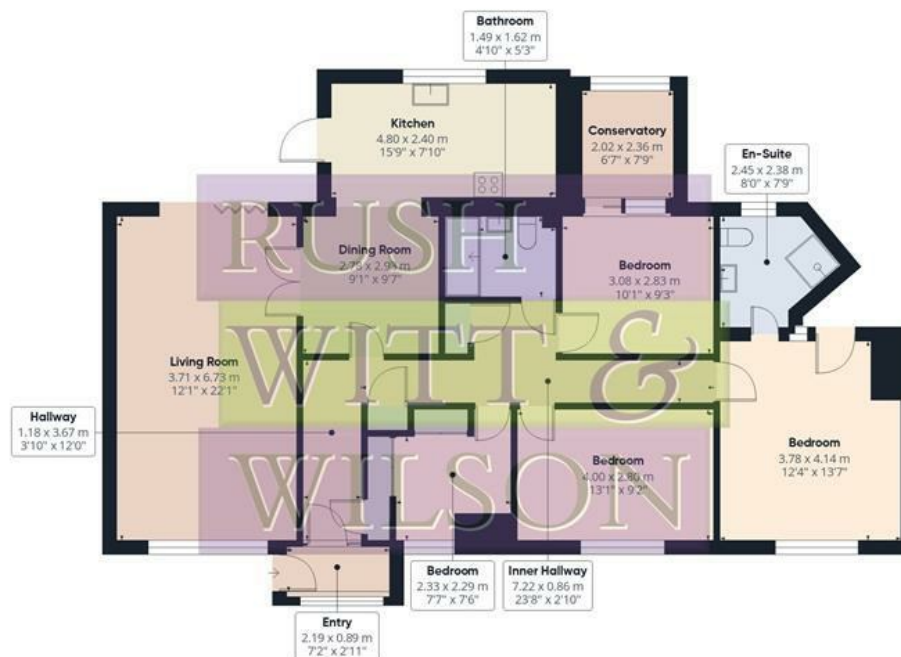
**2 The Heights, Hastings, TN35 5EP
Offers In Excess Of £425,000 Freehold**

Nestled in the desirable area of The Heights, Hastings, this remarkable detached bungalow presents an exceptional opportunity for those seeking a spacious and comfortable family home. Boasting four bedrooms and two inviting reception rooms, this property is perfect for both relaxation and entertaining. The bungalow is set in an elevated position within a peaceful cul-de-sac, offering stunning views from the front elevation that stretch over Hastings and towards the picturesque English Channel. The location is ideal, with Hastings Country Park nearby, providing ample opportunities for countryside walks, as well as convenient access to local amenities in Ore Village, schools, and bus routes. Upon entering, you will find a generous dual aspect living room, which is bathed in natural light and features double glazed French doors that lead to the rear garden. The separate dining room is complemented by a charming fitted kitchen, adorned with a feature glass roof that adds a touch of elegance. The main bedroom benefits from an en-suite shower room, while three additional bedrooms provide ample space for family or guests. A conservatory and a family bathroom complete the accommodation. The exterior of the property is equally impressive, featuring a double width driveway that accommodates parking for two vehicles, along with two garages equipped with electric doors and an adjoining shed. The beautifully landscaped gardens, comprising both lawned and patio areas, offer a serene setting to enjoy the breath-taking views over the English Channel towards Beachy Head. Additional features include underfloor heating, air conditioning, and double glazing, ensuring comfort throughout the year. With new railings and steps enhancing the entrance, this bungalow is a true gem in a sought-after location. Don't miss the chance to make this splendid property your new home.







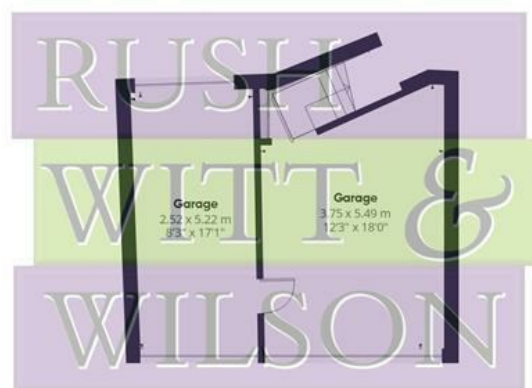


Floor 0 Building 1

Approximate total area⁽¹⁾

150.4 m²

1620 ft²

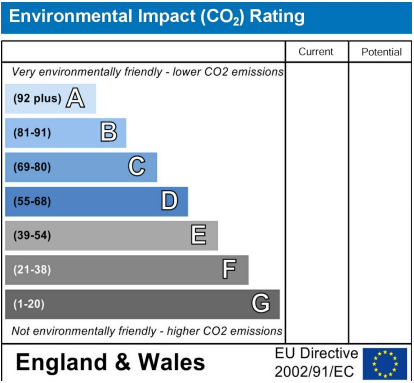
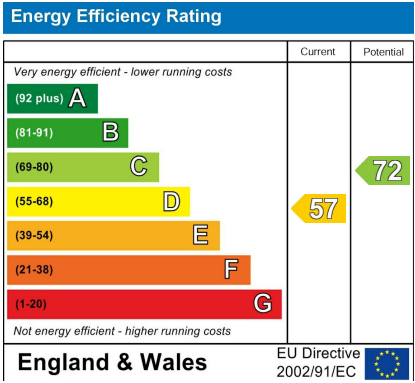
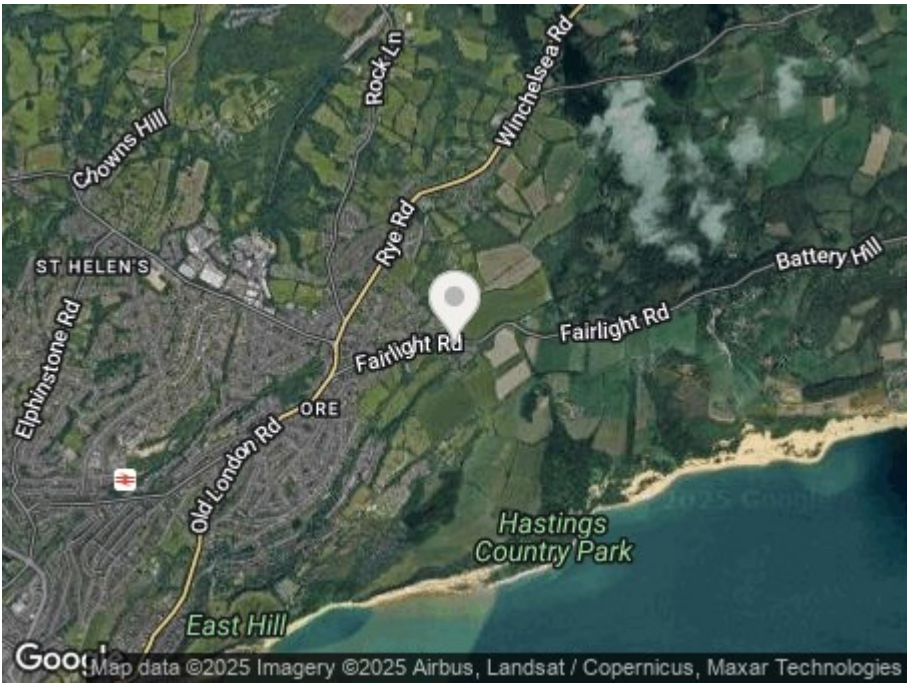


Floor 0 Building 2

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



Council Tax Band - E

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice:

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Rush, Witt & Wilson in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Rush, Witt & Wilson nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).
2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.
3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
4. VAT: The VAT position relating to the property may change without notice.
5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://rushwittwilson.co.uk/privacy-policy>



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