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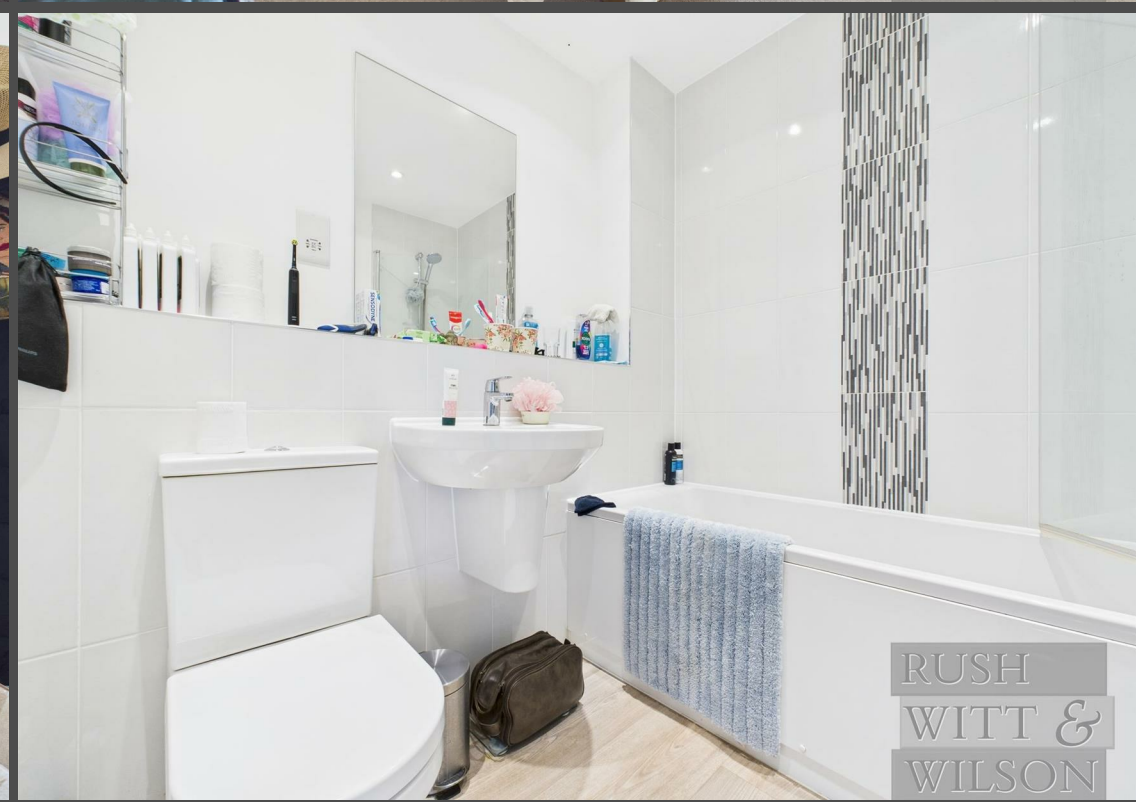
**15 Woodlands Way, Hastings, TN34 2FT
£349,950 Freehold**

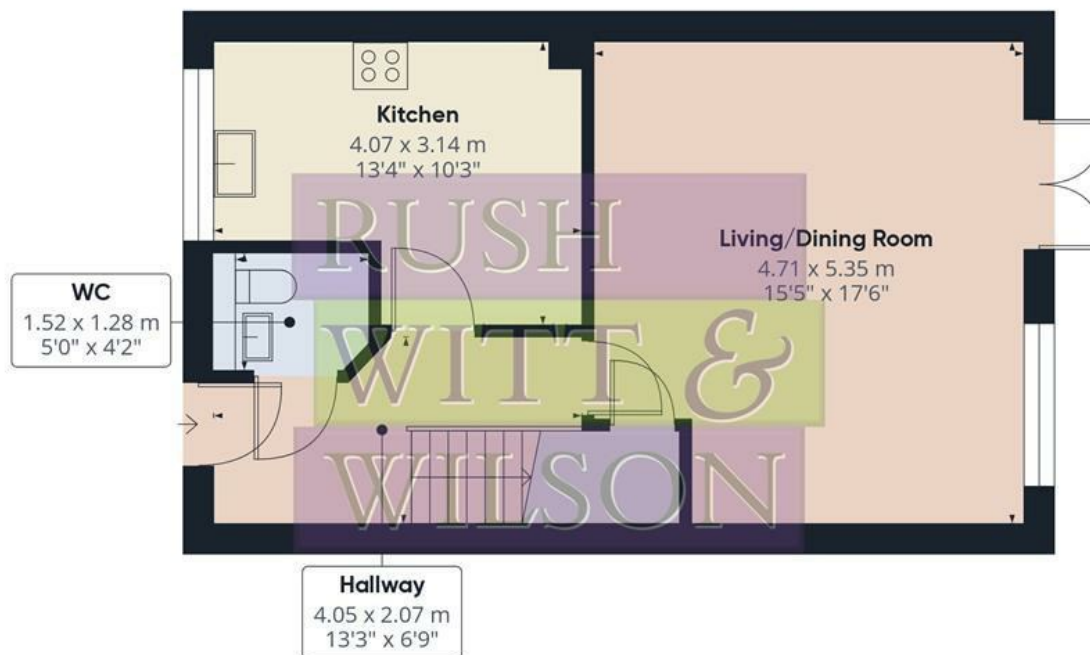
*****CHAIN FREE*****

Offered to the market in good order throughout is this spacious mid terraced modern four bedroom family home located in this sought after development on the outskirts of Hastings. The property benefits from having gas fired central heating, double glazing, two allocated parking bays and a private enclosed rear garden. Benefitting from a high specification having been built by Millwood Designer Homes with accommodation arranged over two floors comprising a spacious entrance hall with downstairs cloakroom/wc, lounge/diner with doors onto the garden, modern kitchen/breakfast room, landing, four good sized bedrooms and the family bathroom. Tucked away in this quiet cul-de-sac within easy reach of a number of popular schooling establishments, local amenities and bus routes. This family home must be viewed to fully appreciate the overall space and position on offer.

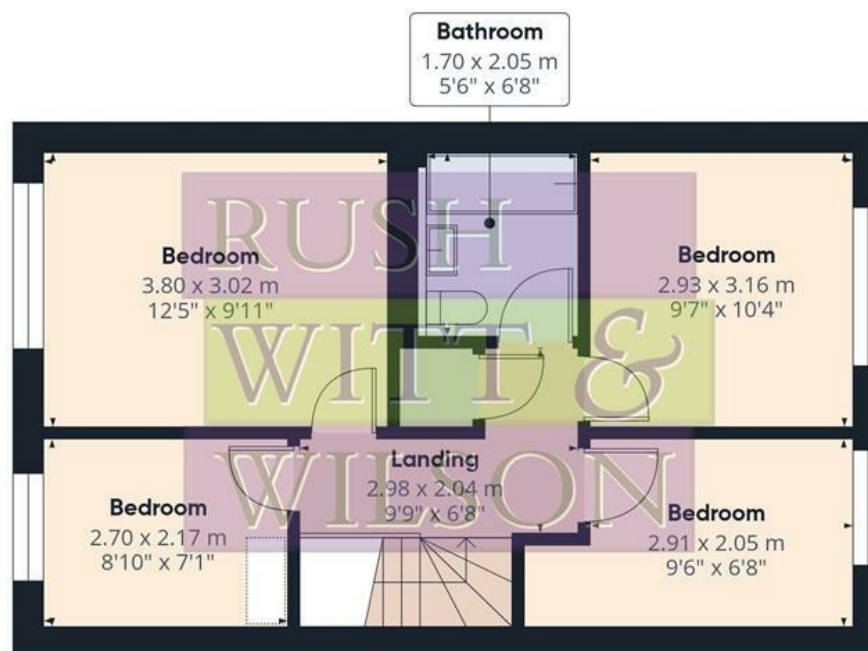








Floor 0



Floor 1

Approximate total area⁽¹⁾

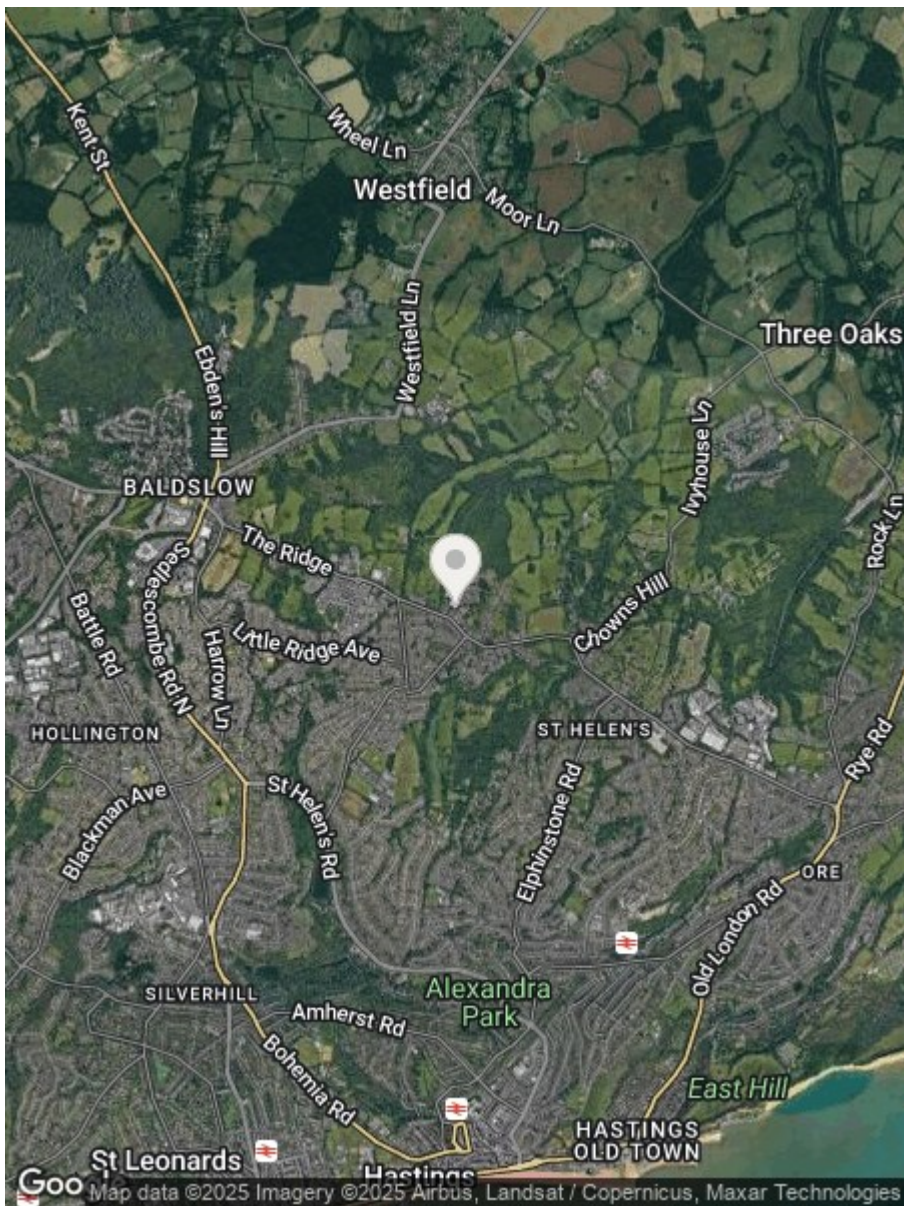
87.6 m²

944 ft²

(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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	84	
(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 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	

Council Tax Band - D

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).
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4. VAT: The VAT position relating to the property may change without notice.
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