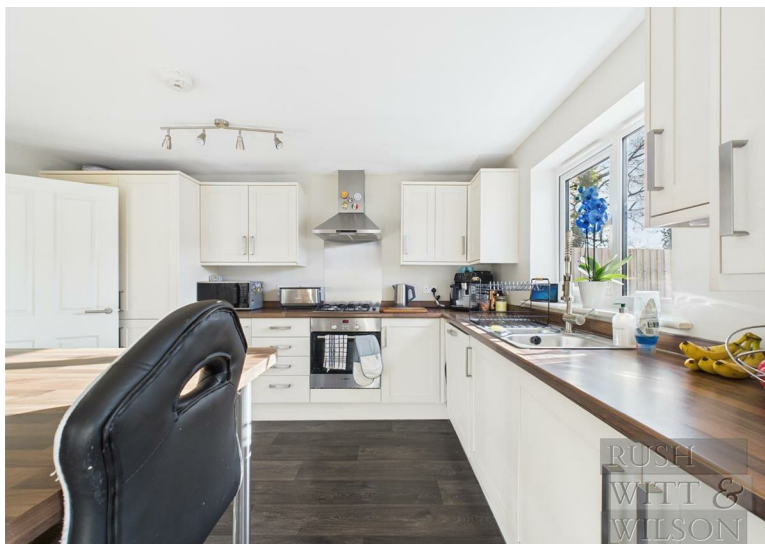
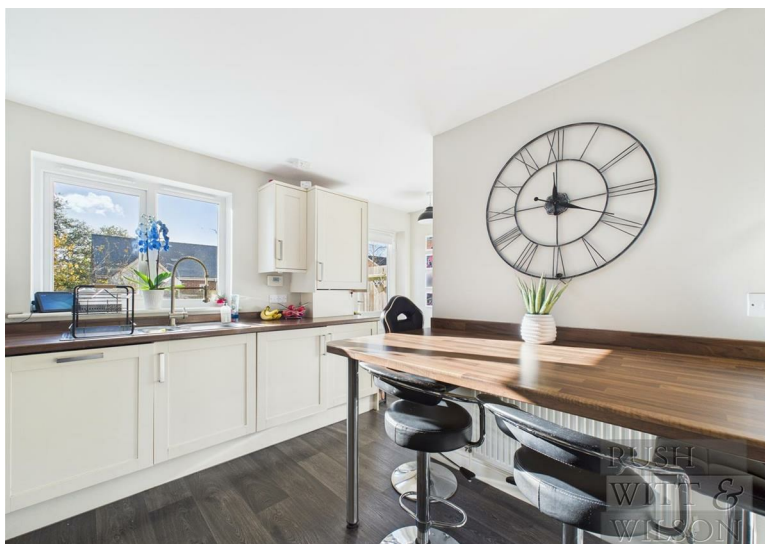


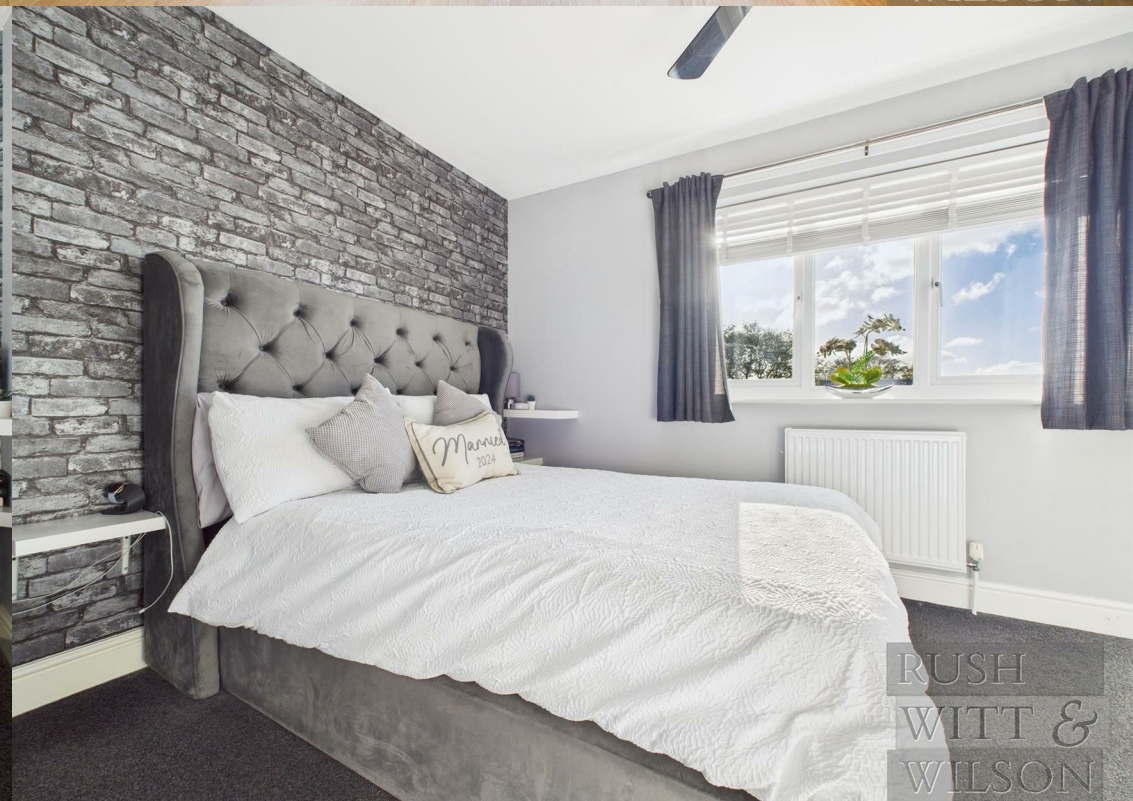
**RUSH
WITT &
WILSON**



**28 Beynon Way, Hastings, TN34 2FN
£280,000 Freehold**

Nestled in the tranquil cul-de-sac of Beynon Way, Hastings, this charming two-bedroom terraced house presents an excellent opportunity for those seeking a modern and well-maintained home. The property boasts a spacious lounge that flows seamlessly into a stylish kitchen-diner, perfect for both everyday living and entertaining. The kitchen is equipped with integrated appliances and features a convenient breakfast bar, making it a delightful space for family meals. On the ground floor, you will also find a handy downstairs WC, enhancing the practicality of the layout. Ascending to the first floor, the home offers two generously sized double bedrooms, with the main bedroom benefiting from built-in storage, ensuring ample space for your belongings. The family bathroom is tastefully designed, featuring a bath with a shower attachment and modern fixtures, catering to all your bathing needs. The south-facing rear garden is a true highlight, providing a private oasis for relaxation and outdoor gatherings. With a well-maintained lawn and a patio area, it is an ideal setting for enjoying sunny days or hosting friends and family. Additionally, the property includes an allocated parking space at the front, adding to the convenience of this lovely home. This property is perfectly positioned, offering a peaceful retreat while remaining close to essential amenities. It is an ideal choice for first-time buyers, small families, or anyone looking for a comfortable and stylish living space in a sought-after location. Do not miss the chance to make this delightful home your own.

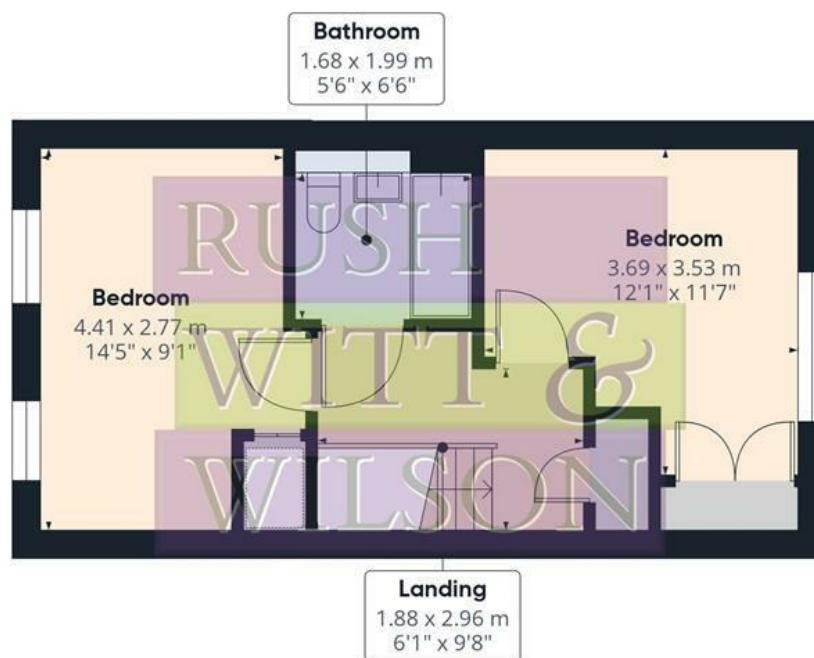








Floor 0



Floor 2

Approximate total area⁽¹⁾

68.2 m²

736 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		
(81-91) B		
(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 - B

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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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.
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**RUSH
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