

**RUSH  
WITT &  
WILSON**



RUSH  
WITT &

**148 Park View, Hastings, TN34 2PE**  
**Guide Price £400,000 - £425,000 Freehold**



**\*\*GUIDE PRICE £400,000 - £425,000\*\***

Nestled in the highly sought-after Park View area of Hastings, this delightful three-bedroom detached bungalow presents a rare opportunity for those seeking a spacious and comfortable home. The property is set on a generous plot, boasting a large private garden that is perfect for outdoor entertaining or simply enjoying the tranquillity of nature. Upon entering, you are welcomed by a bright and airy porch that leads into a well-proportioned entrance hallway. The lounge is a standout feature of the home, enhanced by bi-fold doors that seamlessly connect the indoor space to the expansive garden, allowing for an abundance of natural light. The modern kitchen-diner is ideal for family meals and gatherings, providing a warm and inviting atmosphere. The bungalow comprises three good-sized bedrooms, offering ample space for family or guests. Additionally, the property benefits from three outbuildings equipped with power, providing versatile options for storage, a workshop, or even a home office. The inclusion of solar panels and an electric vehicle charging point further enhances the property's appeal, promoting energy efficiency and sustainability. Parking is a breeze with ample off-road space for up to three vehicles, ensuring convenience for residents and visitors alike. This home falls under Council Tax Band D, making it a practical choice for families or individuals looking to settle in a vibrant community. In summary, this charming detached bungalow in Park View is a rare find, combining spacious living with a fantastic outdoor space, making it an ideal choice for those seeking a peaceful yet convenient lifestyle in Hastings.

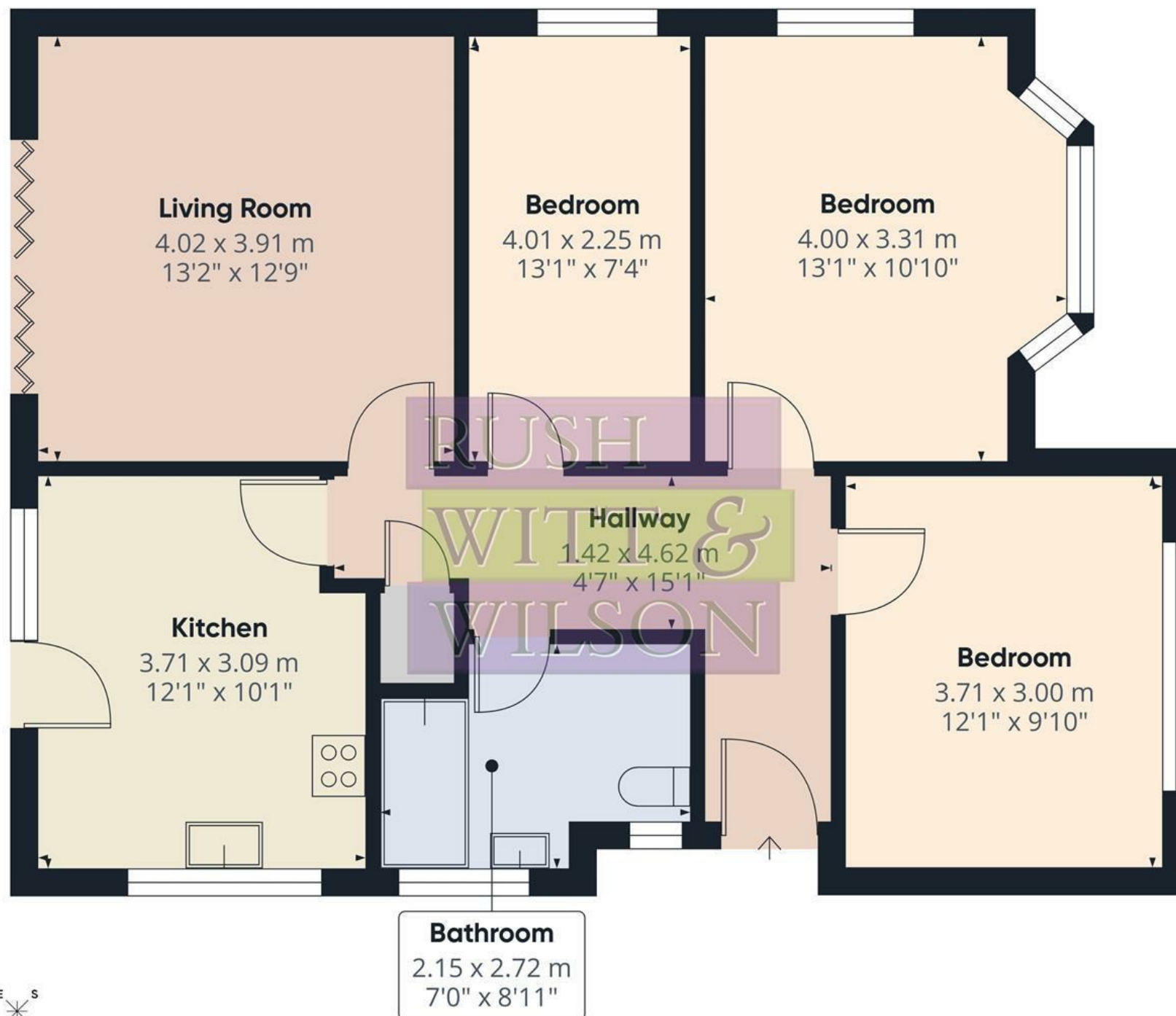












Approximate total area<sup>(1)</sup>

73.9 m<sup>2</sup>

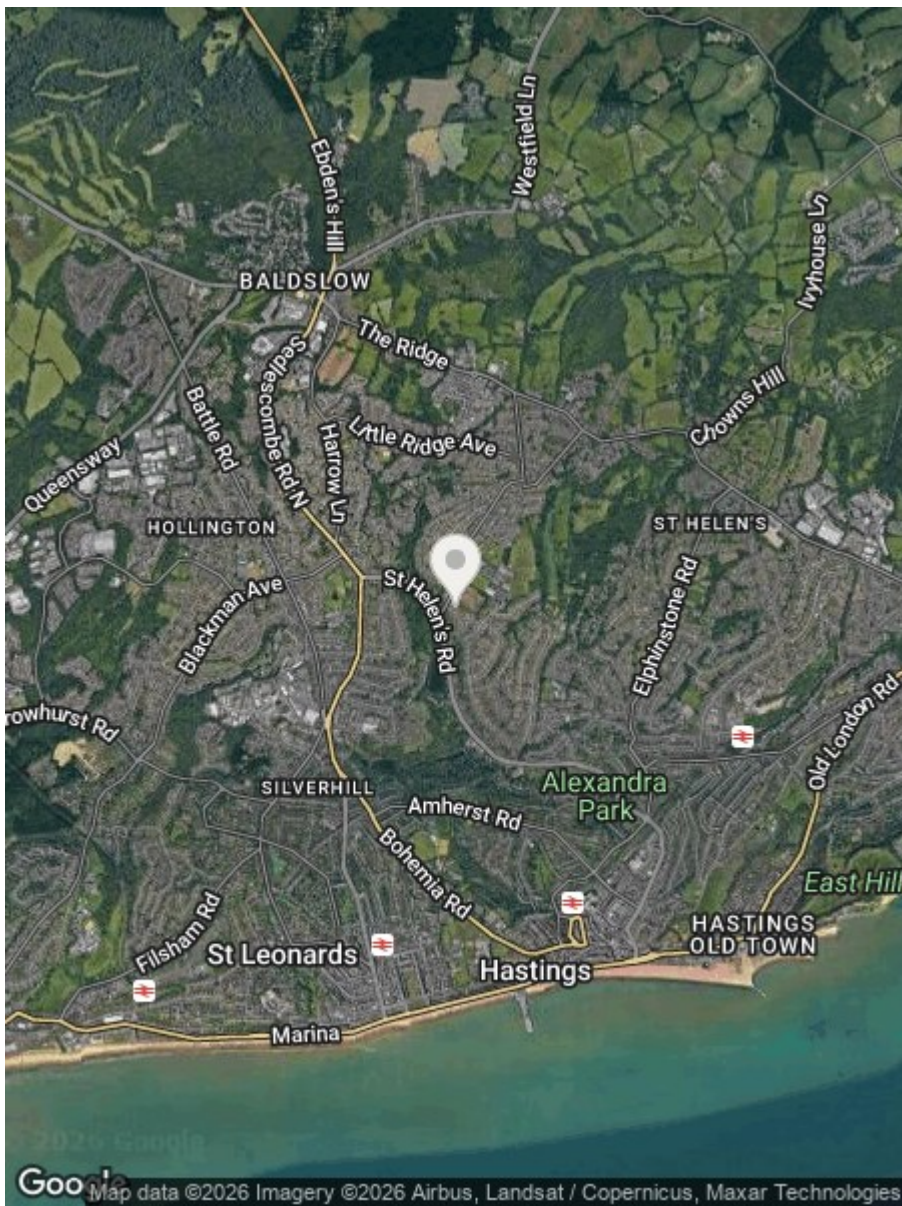
795 ft<sup>2</sup>

(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	99
(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 <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	

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).
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://www.rushwittwilson.co.uk/privacy-policy/](#)

**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](mailto:hastings@rushwittwilson.co.uk)  
[www.rushwittwilson.co.uk](http://www.rushwittwilson.co.uk)**