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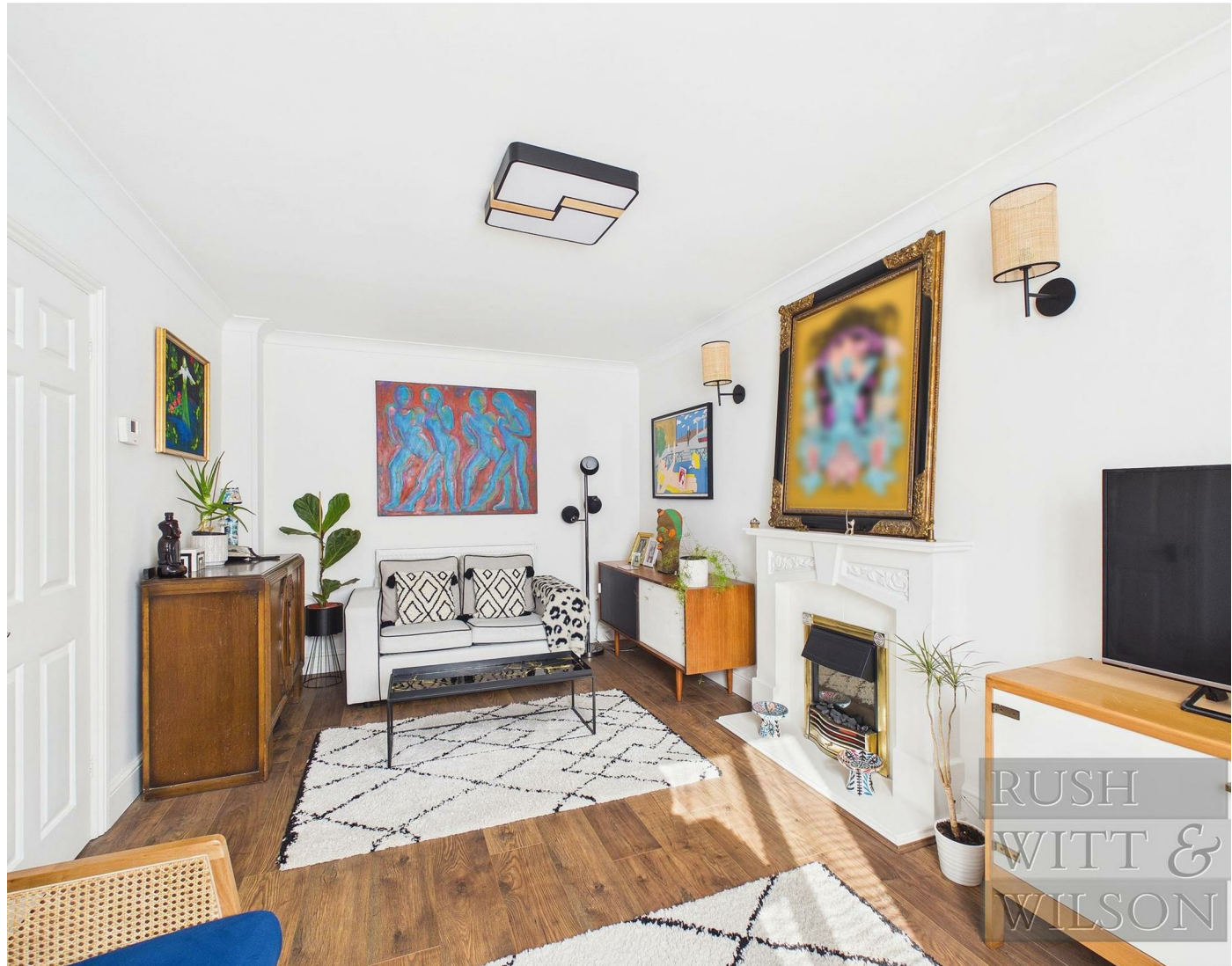
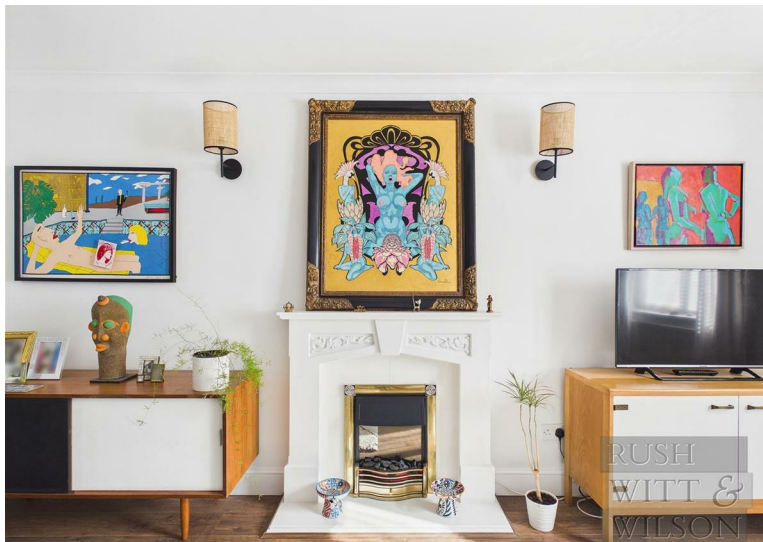


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**Penbuckles Cottage Sandrock Hall, Hastings, TN34 2RB**  
**Guide Price £325,000 - £350,000 Freehold**

**\*\*GUIDE PRICE £325,000 - £350,000\*\***

Nestled within the enchanting Sandrock Hall Estate in Hastings, this rare opportunity presents a delightful three-bedroom detached mews cottage, offering a perfect blend of modern living and charming character. The property boasts two reception rooms, providing ample space for both relaxation and entertaining. Upon entering, you are greeted by a welcoming entrance hall that leads to a spacious lounge and a separate dining room, which flows seamlessly into a newly fitted modern kitchen. This well-designed layout ensures that the heart of the home is both functional and inviting. The integral garage adds convenience, making it easy to access your vehicle or store belongings. The first floor features a landing that opens to three generously sized bedrooms, each offering a comfortable retreat. The master bedroom is particularly noteworthy, as it includes a newly fitted en-suite bathroom, providing a touch of luxury. Additionally, a recently refurbished family bathroom serves the other bedrooms, ensuring that all your needs are met. Outside, the property is complemented by a private and secluded sunny courtyard-style garden, perfect for enjoying the outdoors in peace. The location is ideal, with direct access to the beautiful St Helen's Park and Woods, allowing for leisurely strolls and outdoor activities right on your doorstep. This charming mews cottage, adjacent to the characterful Sandrock Hall, presents a unique opportunity for those seeking a tranquil yet convenient lifestyle in Hastings. With off-road parking and a garage, this property is not to be missed.

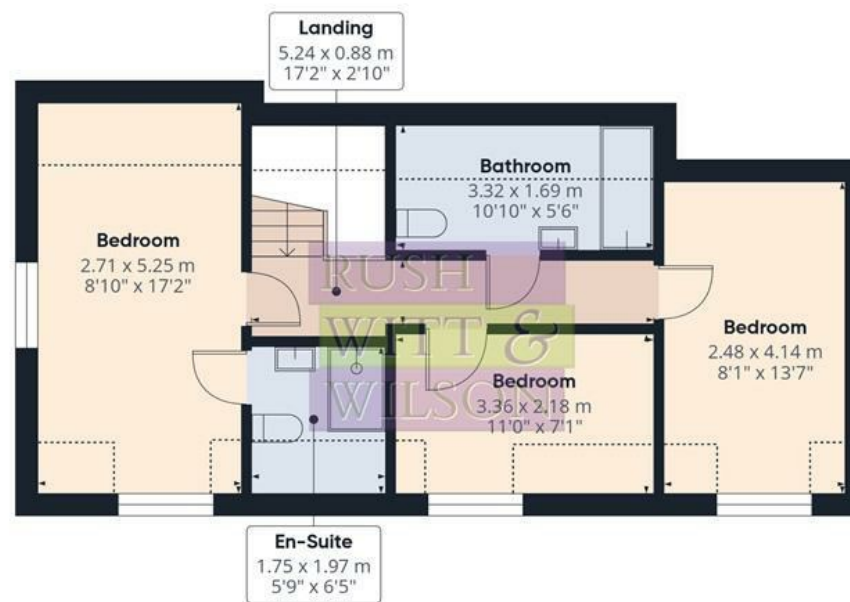








Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

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

97.4 m<sup>2</sup>

1050 ft<sup>2</sup>

Reduced headroom

8.6 m<sup>2</sup>

93 ft<sup>2</sup>

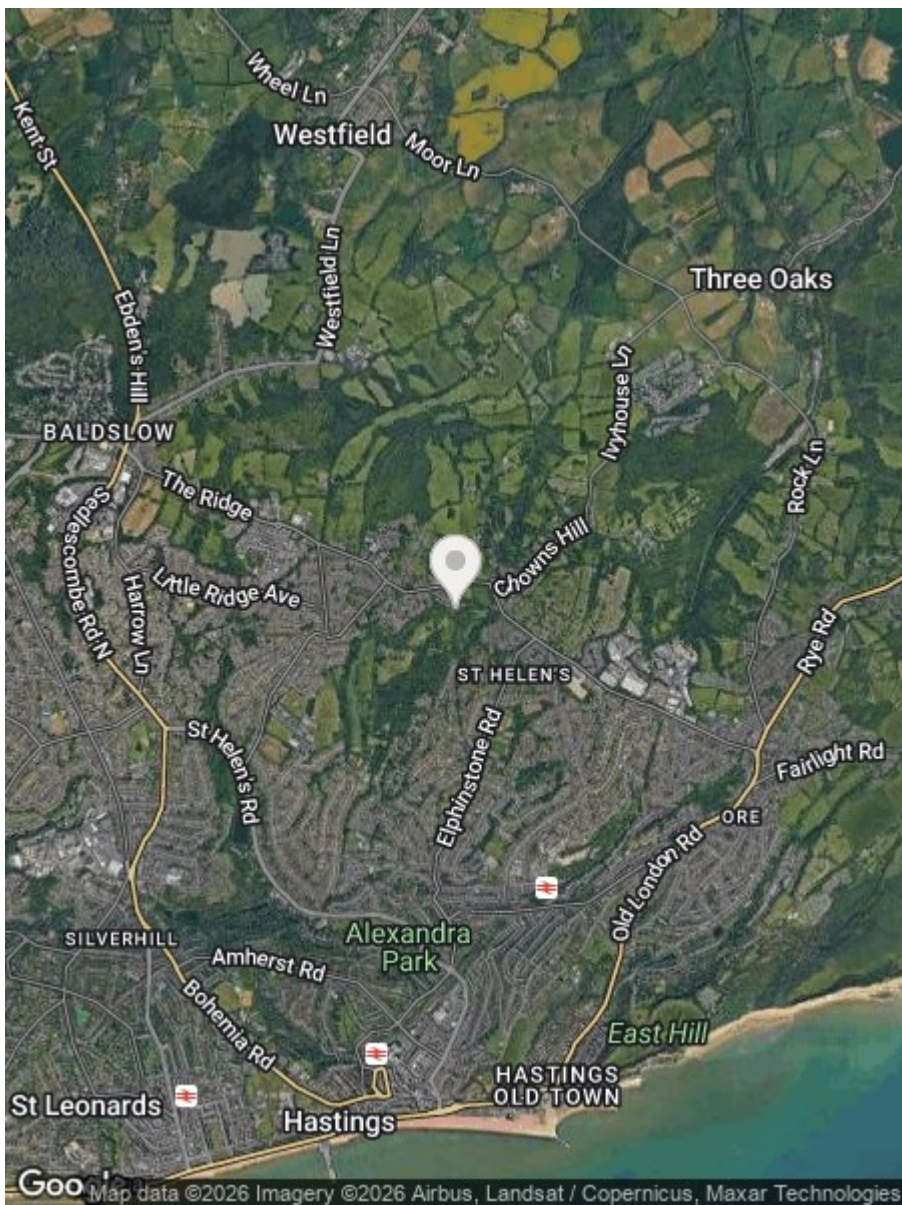
(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

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

GIRAFFE360



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         | 84        |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   | 71                      |           |
| (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).
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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.
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>

**RUSH  
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