

**RUSH
WITT &
WILSON**



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WITT &

16 Montgomery Road, Hastings, TN35 4LA
Offers In Excess Of £280,000 Freehold

Nestled on Montgomery Road in Hastings, this charming three-bedroom semi-detached family home offers a delightful blend of comfort and convenience. The property is ideally located on the northern outskirts of Hastings, ensuring easy access to a variety of local amenities and reputable schools. Upon entering, you are greeted by a welcoming entrance hall that leads to a bright dual aspect lounge, perfect for relaxation and family gatherings. The separate dining room provides an inviting space for entertaining, while the well-equipped kitchen and utility area, complete with a downstairs WC, enhance the practicality of the home. The first floor features a spacious landing that includes a study area, ideal for those who work from home or require a quiet space for study. This level also houses three generously sized bedrooms, ensuring ample space for family living, along with a family bathroom that caters to all your needs. Externally, the property boasts a relatively level rear garden, complete with a patio and lawn, creating an excellent environment for outdoor dining and family enjoyment. To the front, a driveway offers off-road parking for two vehicles, complemented by a good-sized front garden that adds to the home's curb appeal. This property is perfect for families seeking a comfortable and well-appointed home in a desirable location. With modern comforts such as gas-fired central heating and double glazing, this residence is ready to welcome its new owners. Don't miss the opportunity to make this lovely house your new home.









Floor 0

Approximate total area⁽¹⁾

86.4 m²

929 ft²

Reduced headroom

1 m²

11 ft²



Floor 2

(1) Excluding balconies and terraces

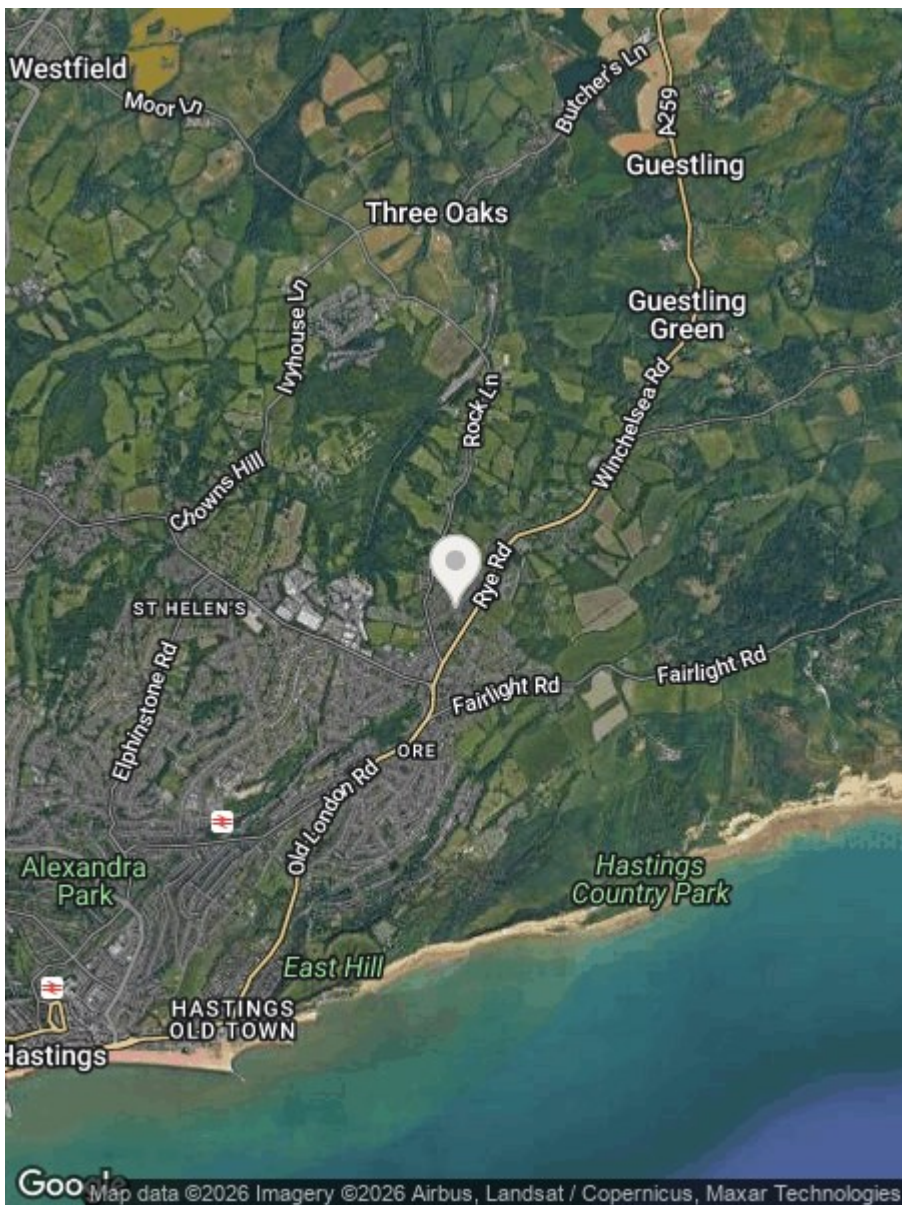
Reduced headroom

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.

GIRAFFE 360





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(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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4. VAT: The VAT position relating to the property may change without notice.
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