

**RUSH  
WITT &  
WILSON**



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WITT &

**1a Sovereign Close, Hastings, TN34 2UB**  
**£475,000 Freehold**



**An excellent opportunity has arisen to acquire this extended four-bedroom detached home, complete with an integral garage, a detached double garage, and fantastic sea views. Situated in a highly sought-after and rarely available cul-de-sac on the northern outskirts of Hastings, the property is offered to the market chain free. The deceptively spacious accommodation includes an inviting entrance hallway, a 24ft living room and a separate dining room, both enjoying impressive views across the town and out to sea. There is also a well-proportioned kitchen/breakfast room, a utility room, a WC, and access to the integral garage. Upstairs, the property offers four bedrooms, with the master featuring its own dressing room, and the rear bedrooms benefiting from the superb sea and town views. A well-appointed shower room completes the first floor. Outside, the home enjoys a good-sized, private rear garden, featuring a patio area ideal for seating and entertaining. To the front, there is a detached double garage, additional driveway parking, and the aforementioned single garage. Located in a quiet cul-de-sac within a popular area of Hastings, the property is conveniently placed for local schools, the A21, and Hastings town centre.**













Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

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**Approximate total area<sup>m</sup>**

165.4 m<sup>2</sup>

1778 ft<sup>2</sup>

**Reduced headroom**

0.7 m<sup>2</sup>

8 ft<sup>2</sup>

(1) Excluding balconies and terraces

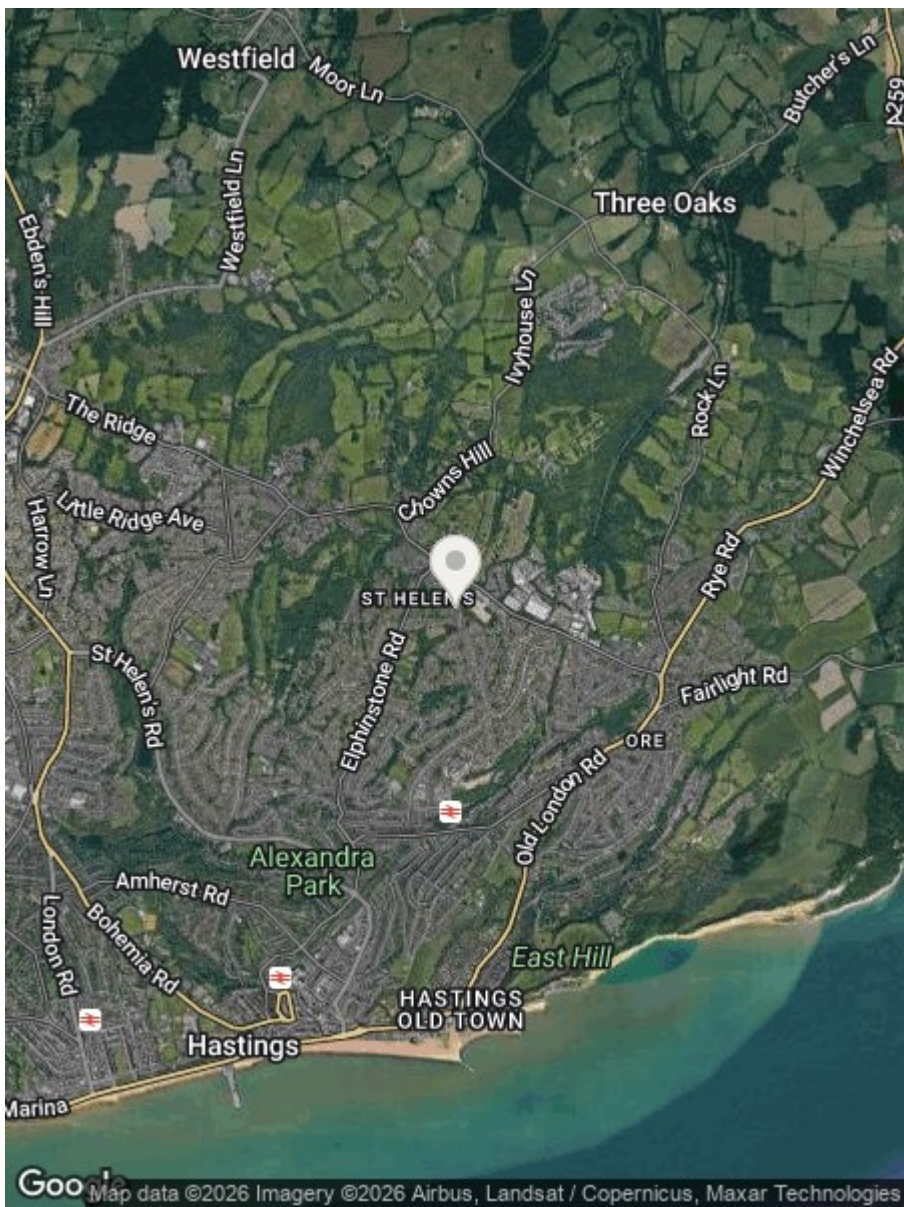
Reduced headroom

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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	69	82
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:

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Lettings & Property Management**



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