

**RUSH
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1 Kildare Close, Hastings, East Sussex TN34 2UA
Guide Price £400,000 Freehold

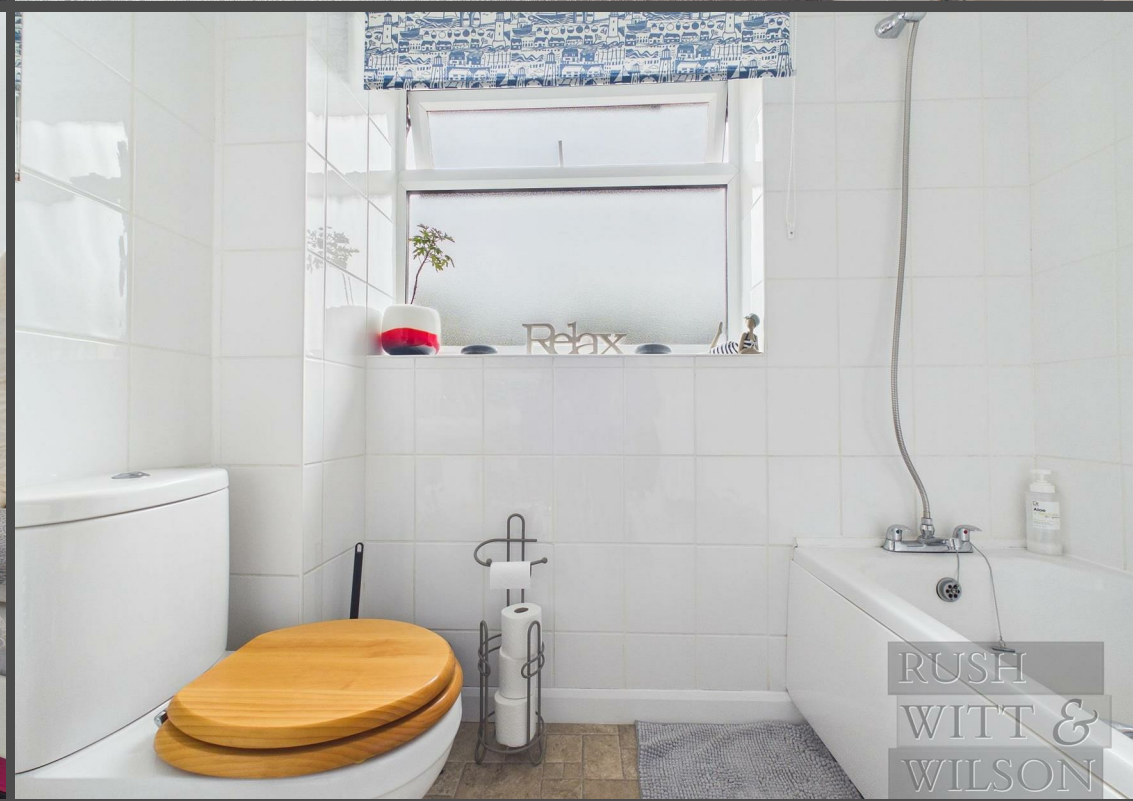
****IMPRESSIVE DETACHED FOUR-BEDROOM FAMILY HOME WITH BEAUTIFUL SEA VIEWS****

Guide Price £400,000 - £425,000

An impressive detached four-bedroom family home, enviably positioned within a peaceful cul-de-sac in one of the area's most desirable locations. Enjoying beautiful sea views from the front elevation, this superb property offers spacious, well-balanced accommodation, perfectly suited to modern family living. The welcoming entrance hall leads through to a generous living room, providing an ideal space to relax, alongside a well-appointed kitchen-diner that offers the perfect setting for everyday family life and entertaining. Completing the ground floor is a useful and contemporary shower room. Upstairs, the property continues to impress with four well-proportioned bedrooms, with one bedroom enjoying access to a particularly charming canopied balcony, providing a wonderful spot to sit and take in the surroundings. A modern family bathroom completes the first floor. Outside, the property benefits from a large garage and off-road parking for two vehicles, together with a lawned side garden and a paved rear garden, providing excellent outdoor space for both relaxation and entertaining. The location is equally appealing, situated within easy reach of The Ridge, highly regarded local schools, St Helens Wood and regular bus routes providing convenient access into town. The peaceful setting, combined with excellent local amenities and transport links, makes this an ideal home for families seeking both space and convenience. Early viewing is highly recommended to fully appreciate the accommodation, views and desirable position this fantastic family home has to offer. Contact the owners' agents today to arrange your appointment.

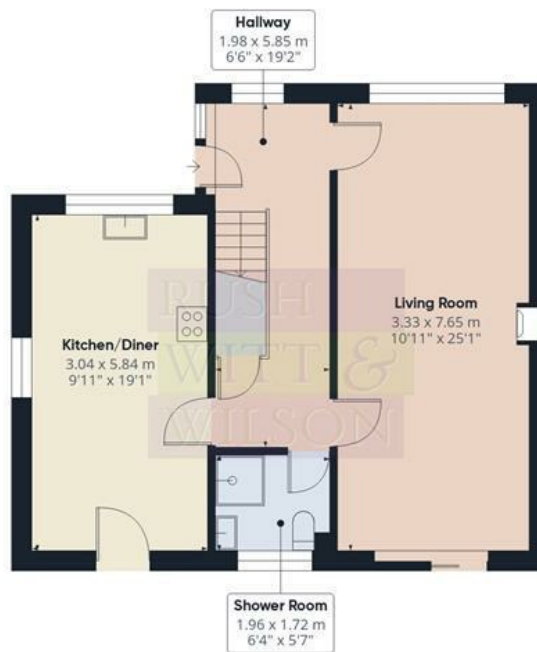








Floor 0



Floor 1



Floor 2



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Approximate total area^m

140.9 m²

1518 ft²

Balconies and terraces

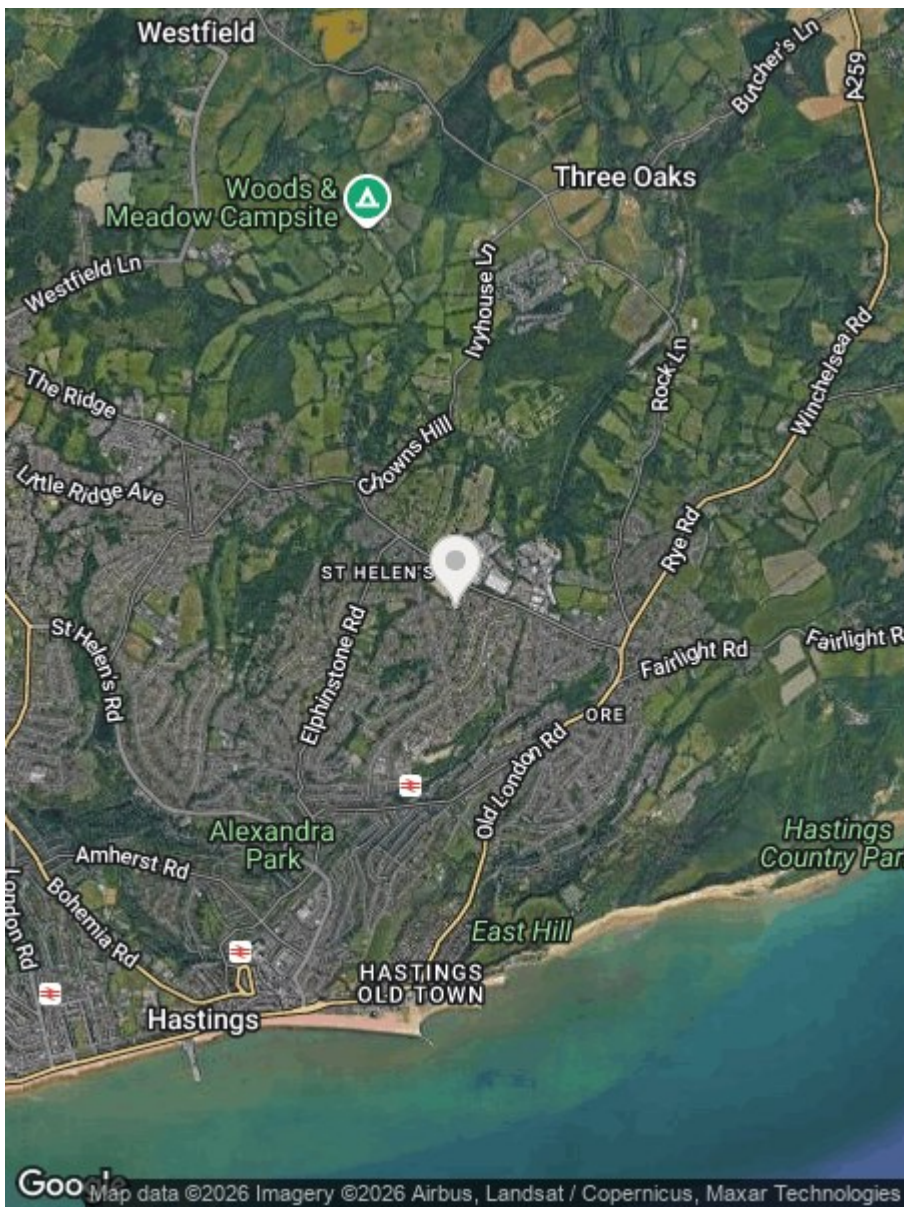
4.6 m²

50 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.

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		
England & Wales	EU Directive 2002/91/EC	80

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 - E

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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