

RUSH  
WITT &  
WILSON



**The Retreat Rye Road, Hastings, East Sussex TN35 5DN**  
**Offers In Excess Of £550,000**

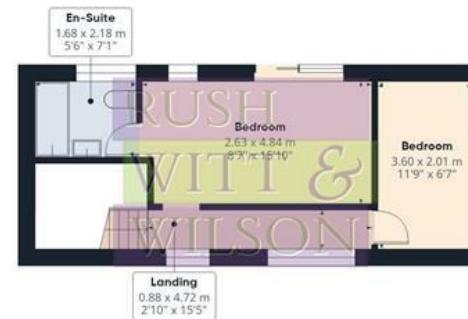
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Nestled in a serene corner of Rye Road, Hastings, this individually designed home presents a unique opportunity for those seeking spacious and adaptable living. The property boasts five well-proportioned bedrooms, making it ideal for families or those who desire extra space for guests or a home office. Upon entering, you are greeted by a generous 23ft lounge, perfect for relaxation and entertaining. The dining room offers an inviting space for family meals and gatherings, seamlessly connecting to the superb modern kitchen-breakfast room. This well-appointed kitchen is designed for both functionality and style, making it a delightful space for culinary enthusiasts. The property features two bathrooms, including an en suite bathroom, ensuring convenience for all residents. With its thoughtful layout spread over two floors, this home provides ample room for everyone to enjoy their own space while still fostering a sense of togetherness. The tucked-away location enhances the appeal, offering a peaceful retreat while remaining conveniently close to local amenities and transport links. This home is not just a property; it is a lifestyle choice, perfect for those who appreciate both comfort and modern design. Do not miss the chance to make this exceptional house your new home.









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

163.2 m<sup>2</sup>

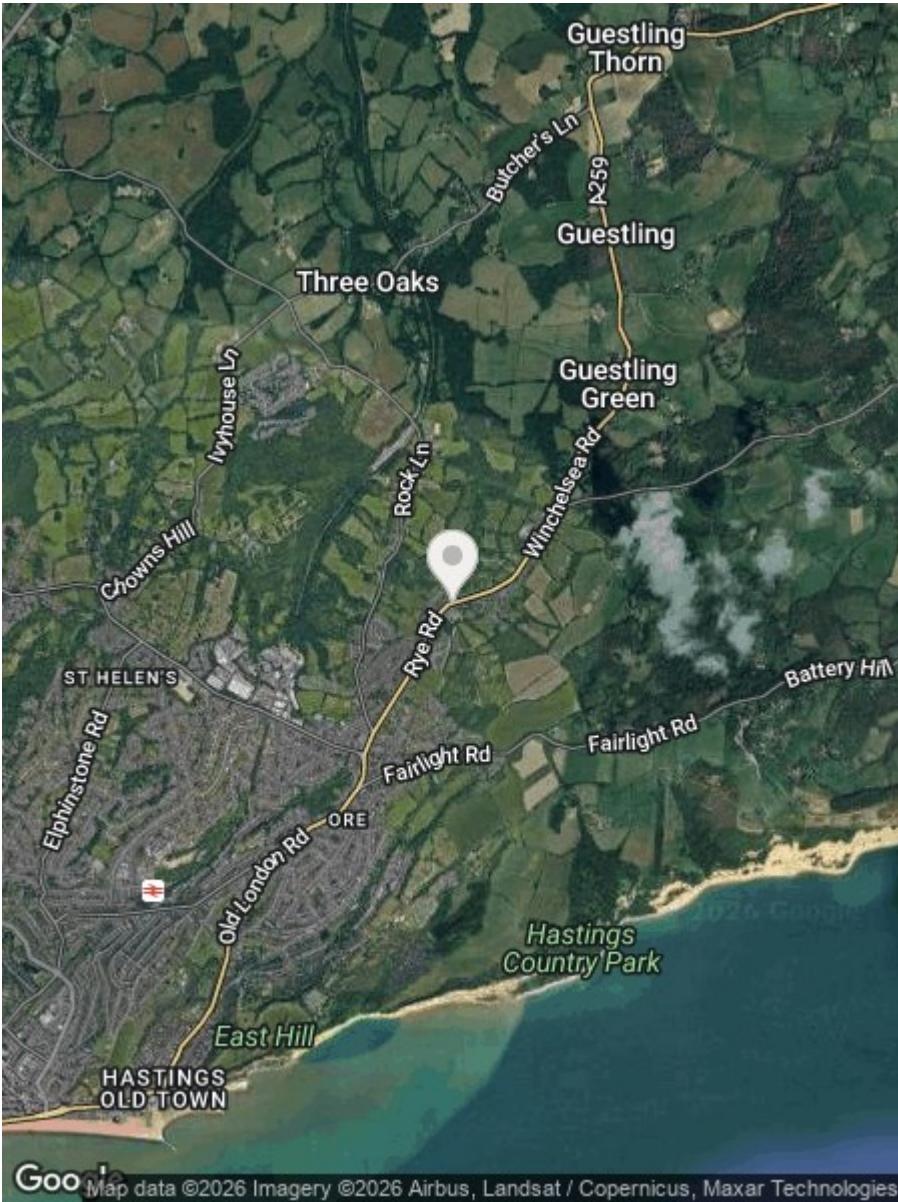
1756 ft<sup>2</sup>



(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.

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	

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 - G

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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