

**RUSH  
WITT &  
WILSON**



**17 Ghyllside Avenue, Hastings, TN34 2QA  
Offers In Excess Of £475,000 Freehold**

**“Nestled in Ghyllside Avenue in the charming town of Hastings, this delightful detached house with independent self-contained annexe offers a perfect blend of comfort and versatility. With a total of five well-proportioned bedrooms, two inviting reception rooms, and two bathrooms, this property is ideal for families seeking ample and spacious living space. The large rear garden backs onto woodland and provides a wonderful outdoor space, perfect for children to play or for hosting summer gatherings.**

**The self-contained one bedroom annexe with its own entrance, is ideal for an elderly relative, guest suite, home office, or even a rental opportunity (subject to the necessary rental regulations) adding to the home’s appeal. Parking is a breeze with two off-road parking spaces. Located close to local schools, shops, and the Conquest Hospital, this property is perfectly positioned for families. This property is not just a house; it is a home that offers a lifestyle of comfort and flexibility. With its generous accommodation and prime location, it presents an excellent opportunity for those looking to settle in Hastings.**





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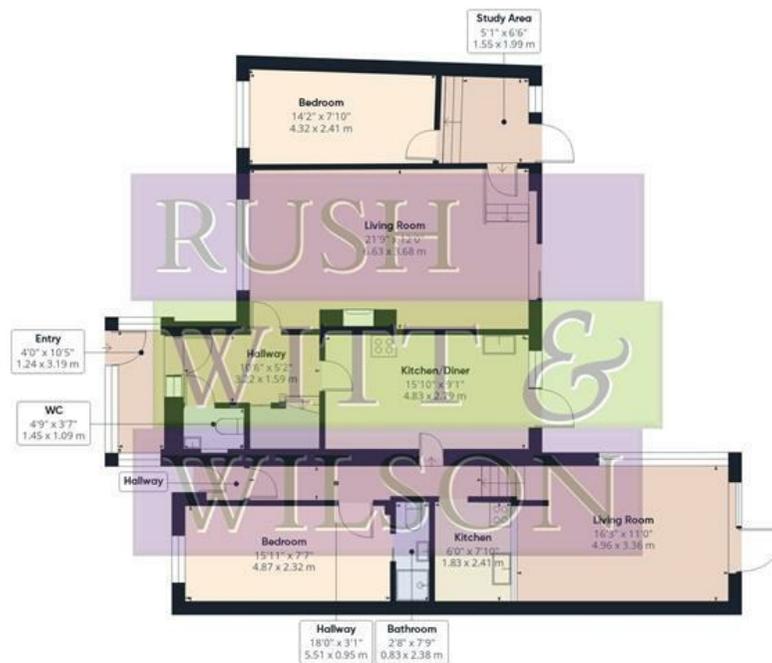
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**Floor 0**

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

1567 ft<sup>2</sup>  
145.6 m<sup>2</sup>

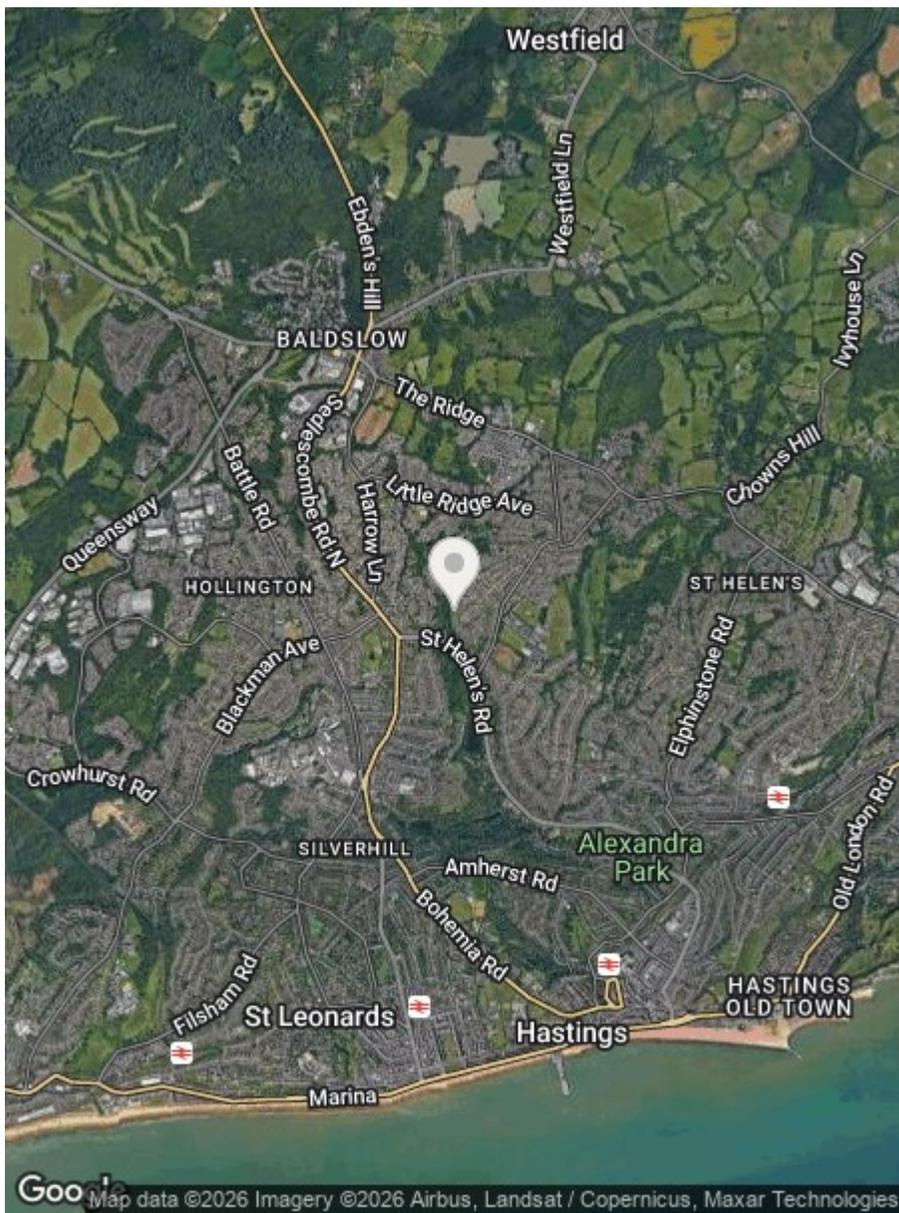


**Floor 1**

(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			75
(55-68) D		45	
(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 Bands - House - D. Annexe - A

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.
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>

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