

**RUSH
WITT &
WILSON**



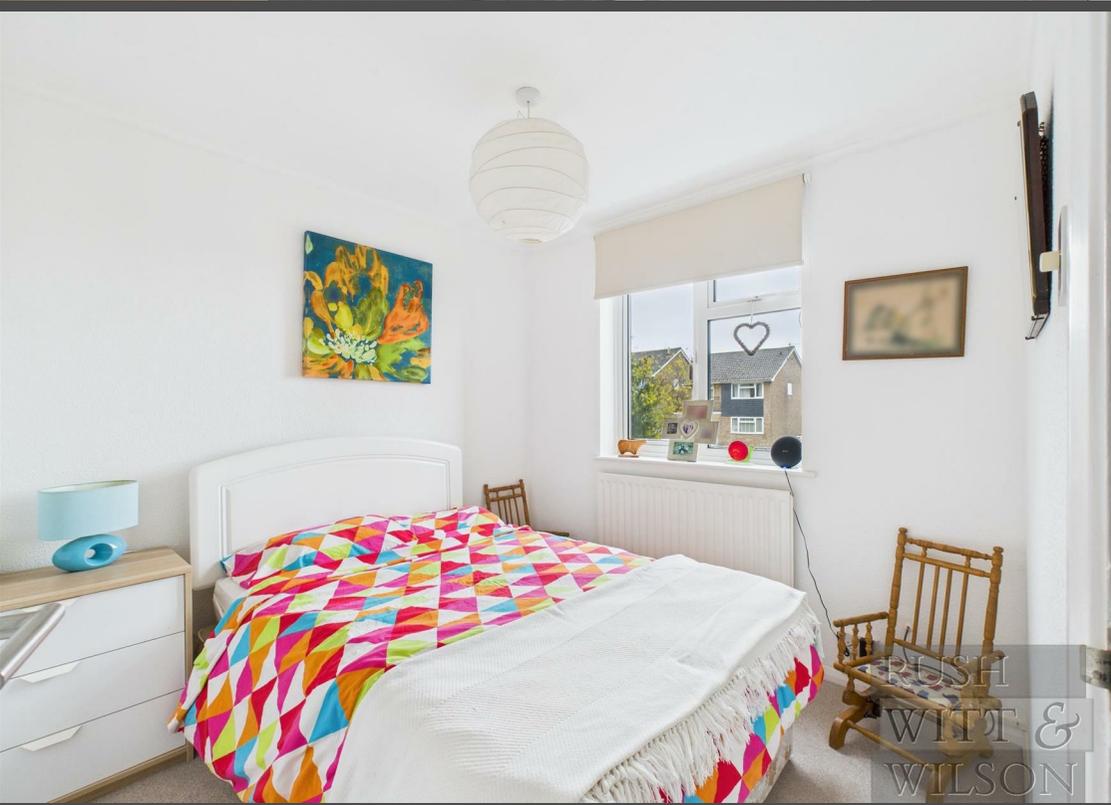
RUSH
WITT &

**9 The Woodlands, Hastings, East Sussex TN34 2SF
Offers In The Region Of £440,000 Freehold**

Nestled at the end of a tranquil cul-de-sac in The Woodlands, Hastings, this beautifully presented extended modern detached house is a true gem for families seeking comfort and style. Boasting four spacious bedrooms, this home offers ample space for both relaxation and entertainment. The heart of the home features a modern kitchen that seamlessly opens into a generous dining room, perfect for family gatherings and dinner parties. The inviting lounge provides a cosy retreat, while the secondary reception room to the side allows for an abundance of natural light, creating a warm and welcoming atmosphere. This property is designed for modern living, with gas central heating and double glazing ensuring year-round comfort. The convenience of a downstairs shower room and WC adds to the practicality of the home, while the modern family bathroom upstairs caters to the needs of a busy household. Outside, the beautifully landscaped rear gardens offer a serene space for outdoor activities and relaxation, making it an ideal setting for children to play or for hosting summer barbecues. The property also benefits from off-road parking for two vehicles and a garage that has been partially converted into an office with storage to the front, providing additional versatility. Located within easy reach of Conquest Hospital, local schools, and bus routes to Hastings Town Centre, this home is perfectly positioned for those who appreciate both convenience and community. With its comprehensive range of shopping, sporting, and recreational facilities, as well as the mainline railway station and the picturesque seafront promenade, this property truly offers a wonderful lifestyle. Don't miss the opportunity to make this stunning family home your own.

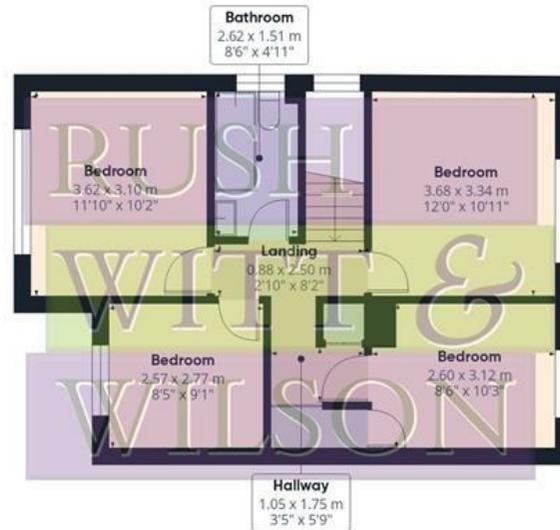








Floor 0



Floor 1



Approximate total area⁽¹⁾

129.3 m²

1391 ft²

Reduced headroom

0.4 m²

4 ft²

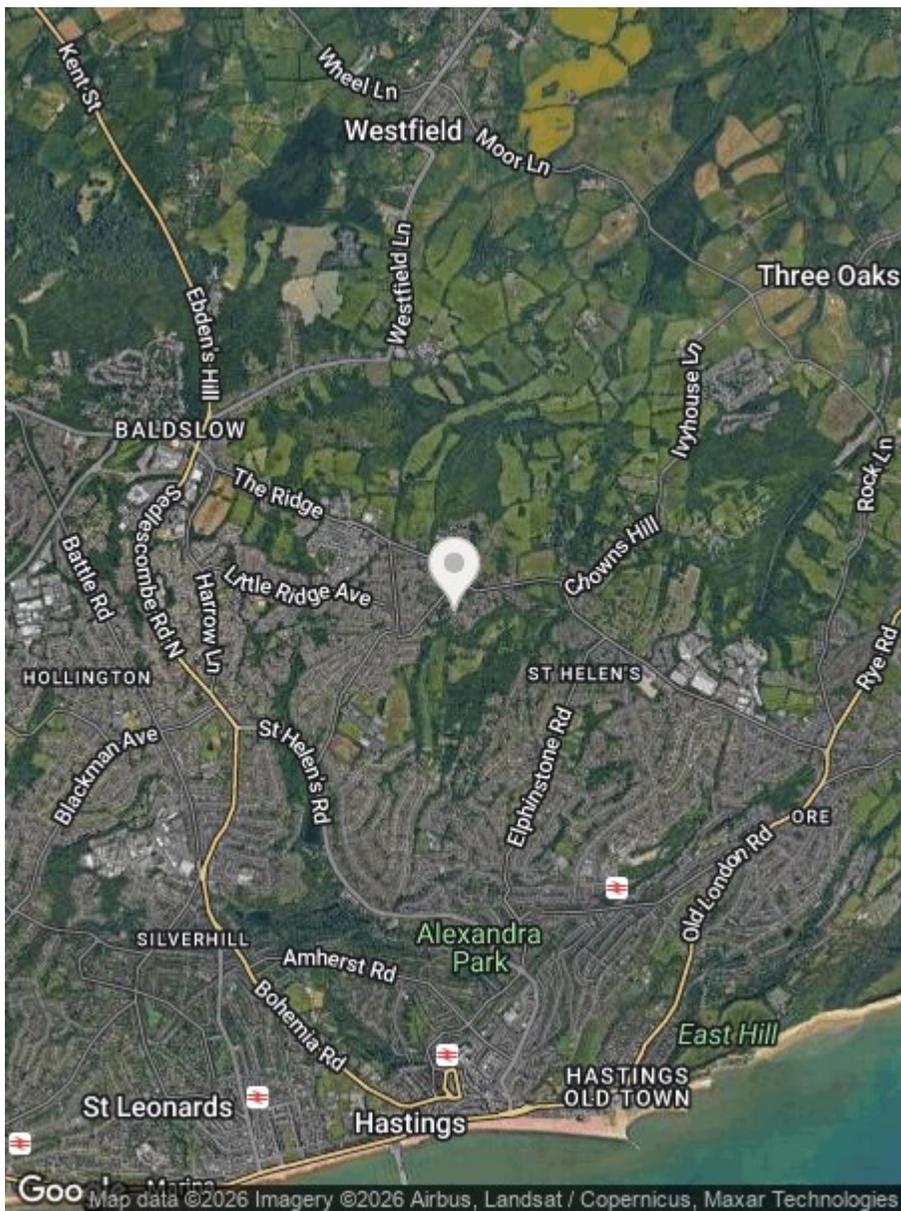
(1) Excluding balconies and terraces

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		
England & Wales	EU Directive 2002/91/EC	75

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 - 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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