

**RUSH
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WILSON**



8 Ochiltree Close, Hastings, East Sussex TN34 2AH
Guide Price £475,000 - £495,000 Freehold

****GUIDE PRICE £475,000 - £495,000** We are delighted to present this unique, extended detached bungalow located along an unadopted track off Ochiltree Close in the highly sought-after Elphinstone area of Hastings. This charming property boasts three well-proportioned bedrooms and two inviting reception rooms, providing ample space for both relaxation and entertaining. The bungalow features a well-appointed bathroom, ensuring comfort and convenience for all residents. One of the standout features of this property is the generous parking space, accommodating up to four vehicles, which is a rare find in this desirable location. The bungalow is set in a tranquil environment, offering far-reaching rooftop views that enhance the overall appeal of the home. The location is particularly advantageous, as it is within easy reach of local shopping facilities and schools, making it ideal for families. Nature enthusiasts will appreciate the proximity to the picturesque St Helens Woods and Alexandra Park, perfect for leisurely walks and outdoor activities. Additionally, there are convenient bus routes nearby, providing easy access to Hastings Town Centre, which boasts a comprehensive range of shopping and sporting amenities. This delightful bungalow presents a wonderful opportunity for those seeking a peaceful yet accessible home in Hastings. With its unique features and prime location, it is sure to attract considerable interest. We invite you to explore this exceptional property and envision the lifestyle it offers.**



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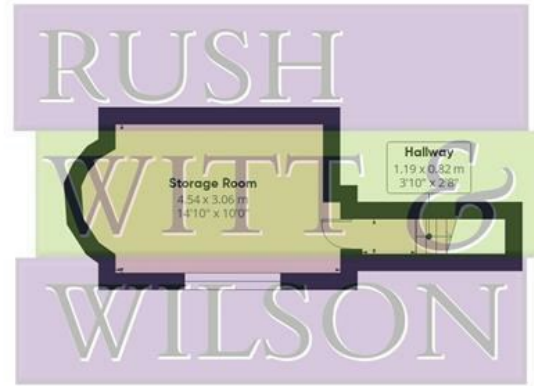


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Floor -1

Approximate total area⁽¹⁾

153.1 m²

1648 ft²



Floor 0



(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		73	78
(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 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:

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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3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
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>

**RUSH
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