

**RUSH
WITT &
WILSON**



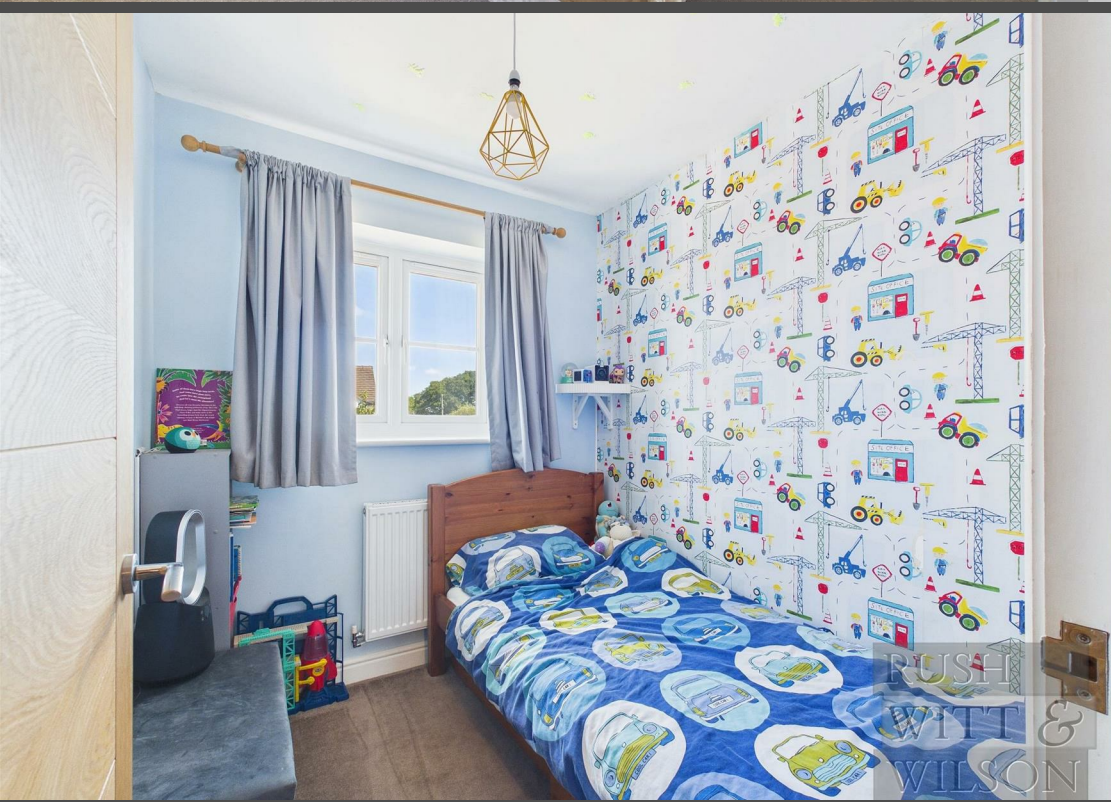
RUSH
WITT &
WILSON

2 Hazelwood View, Hastings, TN35 4FA
Offers In Excess Of £350,000 - £365,000 Freehold

Welcome to Hazelwood View, a charming **THREE BEDROOM** terraced house located in the picturesque area of Hastings. This delightful property boasts three well-proportioned bedrooms and two bathrooms, with one being the en-suite to the main bedroom making it an ideal home for families or those seeking extra space. The modern kitchen located to the frontal aspect alongside a W/C with spacious living space to the rear flows naturally to the rear garden. Nestled in semi-rural surroundings, Hazelwood View backs onto stunning woodland, providing a serene backdrop for your daily life. The location is highly desirable. Here, you can enjoy the best of both worlds: the tranquillity of nature and the convenience of urban amenities. The property is situated on a private and enclosed road, ensuring a peaceful atmosphere for residents. The thoughtfully designed community features a variety of home styles and ample open space, fostering a sense of belonging and community spirit. With beautiful country walks right on your doorstep, as well as the rich history of Hastings and excellent transport links, residents will relish a fantastic quality of life. Hazelwood View is not just a house; it is a place where you can create lasting memories in a beautiful setting. Whether you are looking to relax in the comfort of your home or explore the vibrant local area, this property offers the perfect balance of comfort and convenience. Don't miss the opportunity to make this lovely house your new home.

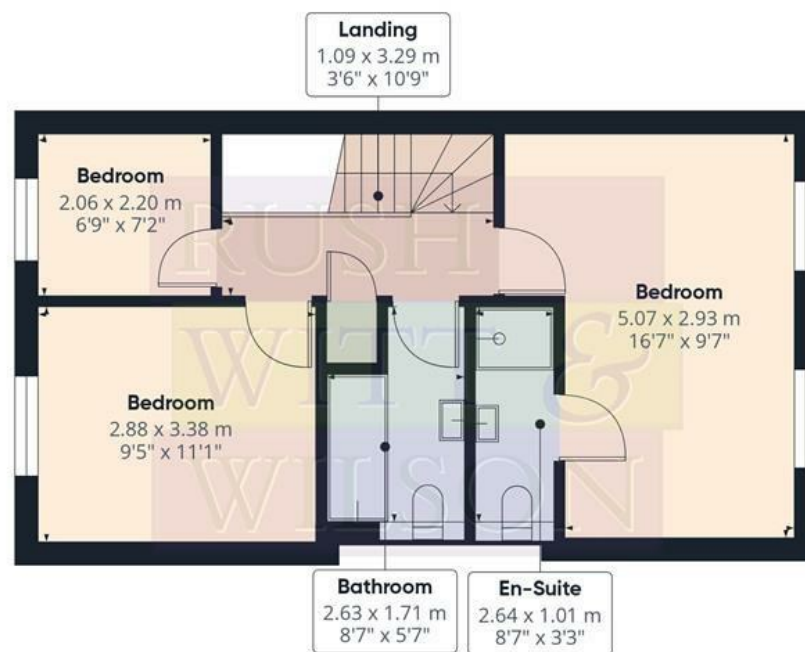








Floor 0



Floor 1

Approximate total area⁽¹⁾

87.8 m²

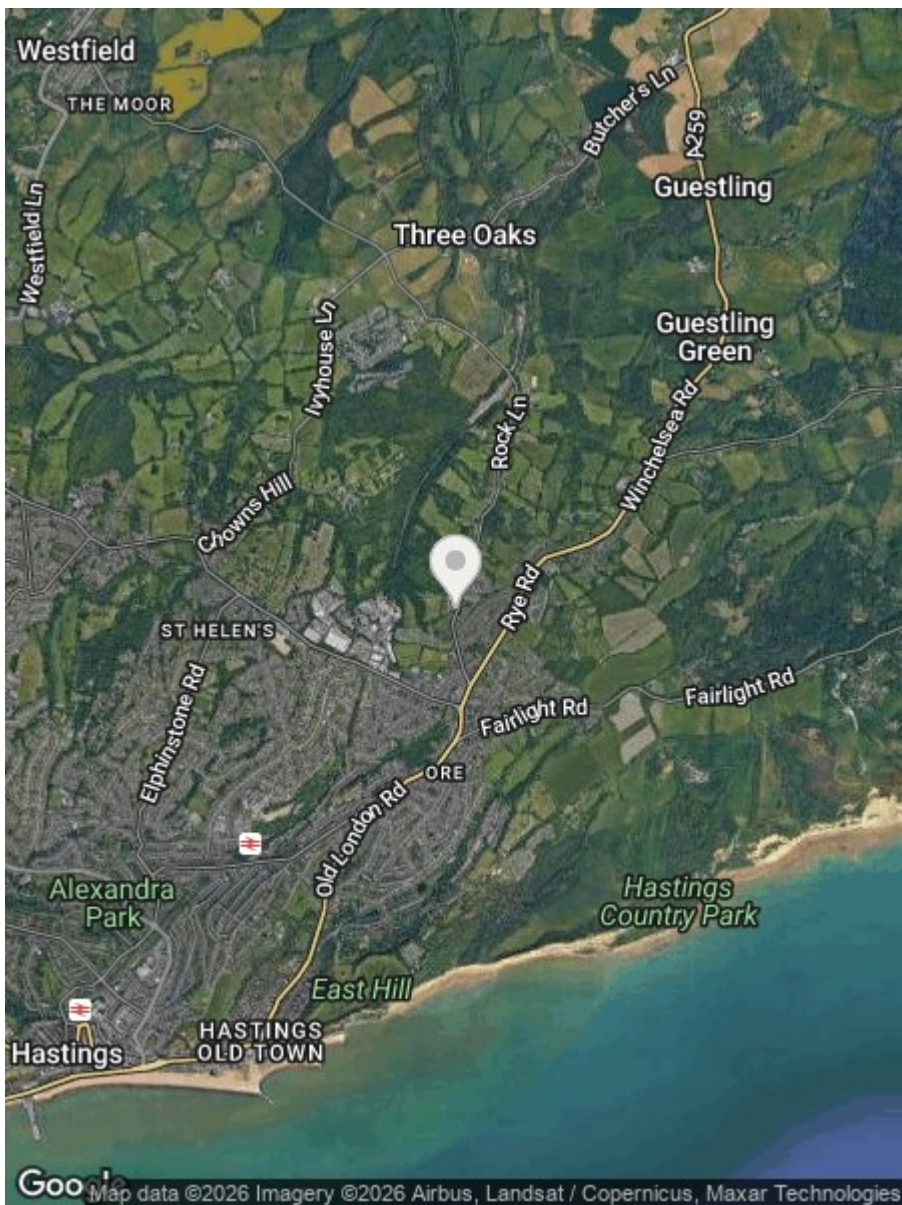
943 ft²

(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.

GIRAFFE 360





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	85	
(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 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).
2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.
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
WITT &
WILSON**

**Residential Estate Agents
Lettings & Property Management**



**Rother House Havelock Road
Hastings
East Sussex
TN34 1BP
Tel: 01424 442443
hastings@rushwittwilson.co.uk
www.rushwittwilson.co.uk**