

**RUSH
WITT &
WILSON**



RUSH
WITT &

**471 The Ridge, Hastings, Sussex TN34 2RT
Offers In Excess Of £260,000 Freehold**

Nestled on the Northern outskirts of Hastings, this charming end of terrace house offers a delightful living experience. With two well-proportioned double bedrooms and a modern family bathroom, this property is perfect for small families or couples seeking a comfortable home. Upon entering, you are greeted by a bright living room that boasts a lovely front aspect, creating a warm and inviting atmosphere. The separate dining room provides a cosy space for relaxation and leads seamlessly flows into a contemporary fitted kitchen at the rear of the house. This well-presented accommodation is designed for both functionality and style, making it ideal for modern living. The first floor features two double bedrooms, each equipped with built-in storage, ensuring ample space for your belongings. The family bathroom is thoughtfully designed, featuring a bath with a shower and screen over, catering to all your bathing needs. Outside, the property benefits from an enclosed rear garden, which includes a patio area perfect for al fresco dining, alongside a level expanse of lawn that offers a wonderful space for outdoor activities or simply enjoying the fresh air. The house itself also has a driveway to the front making parking after a long commute that much easier. Conveniently located, this home is within easy reach of local shops, schools, transport links, and the Conquest Hospital, making it an excellent choice for those seeking both comfort and accessibility. This end of terrace house is a true gem, ready to welcome its new owners.









Floor 0



Floor 1

Approximate total area⁽¹⁾

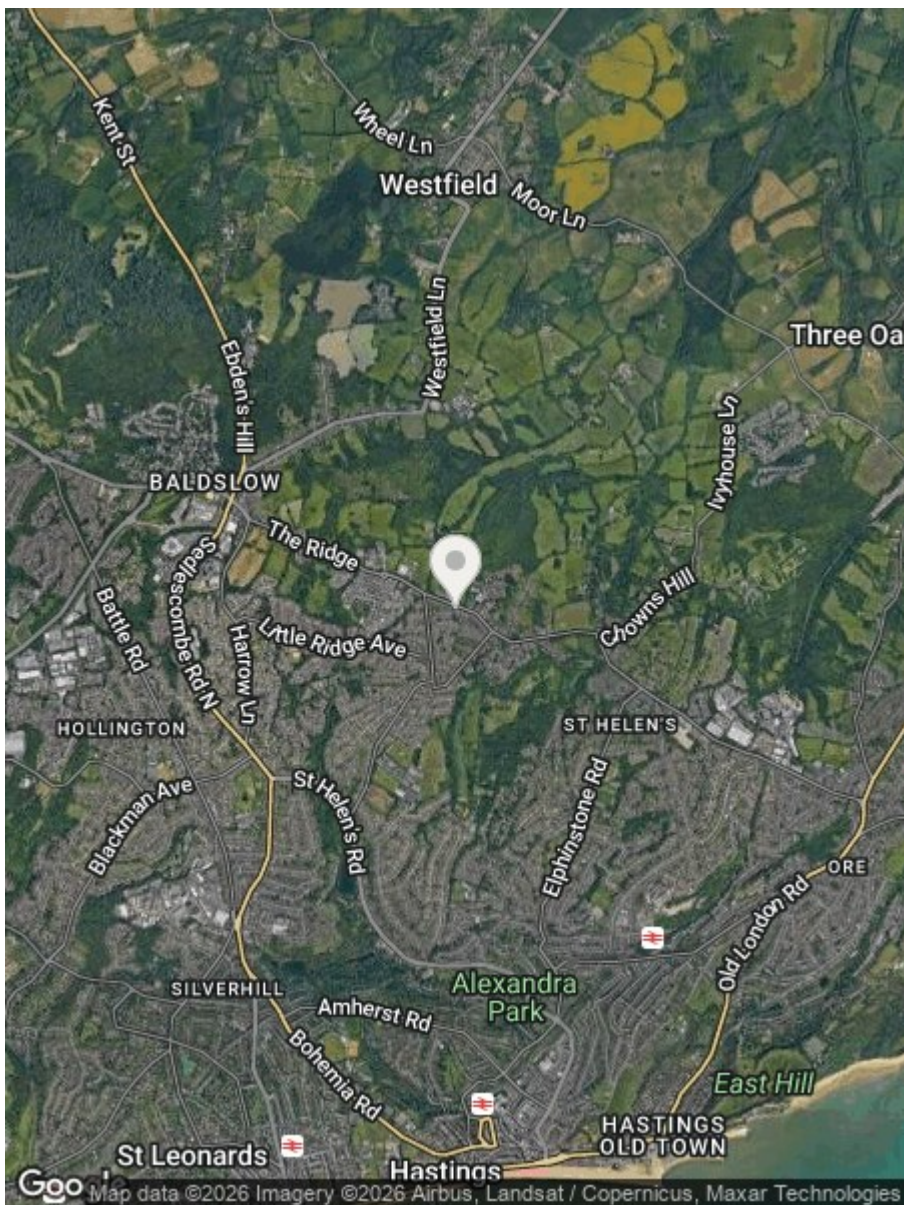
61.9 m²

664 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.





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	EU Directive 2002/91/EC

79

36

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	EU Directive 2002/91/EC

Council Tax Band - 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).
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**