

**RUSH  
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**12A Shining Cliff, Hastings, TN34 2GT**  
**£600,000 Freehold**

Nestled in the desirable cul-de-sac of Shining Cliff, Hastings, this remarkable four-bedroom detached house presents an exceptional opportunity for those seeking a blend of luxury and comfort. Just a stone's throw from the serene St Helen's Woods, as well as excellent local schools and the vibrant town centre, this property is perfectly positioned for both tranquillity and convenience. Constructed in 2020, the home showcases an impeccable standard of finish, featuring premium fixtures and fittings throughout. The spacious and thoughtfully designed layout is ideal for modern family living. Upon entering, you are welcomed by a generous entrance hall that offers ample storage and the convenience of a downstairs cloakroom/wc. The kitchen is fully equipped with sleek modern units and integrated appliances, catering to all your culinary needs. The heart of the home is undoubtedly the open-plan living and dining area, which is bathed in natural light thanks to its triple aspect windows, bi-fold doors lead seamlessly to the beautifully landscaped rear garden, creating an inviting space for both entertaining and relaxation. On the upper floor, you will discover four generously sized bedrooms, two of which feature stylish en-suite shower rooms. Each room is bright and airy, finished with a contemporary touch that is perfect for family members or guests alike. Externally, the property boasts a private driveway with ample parking, a garage, and meticulously maintained gardens to the rear. This home is not just a place to live; it is a sanctuary that offers a truly impressive lifestyle in an exclusive location. Early viewing is highly recommended to fully appreciate all that this exceptional property has to offer.

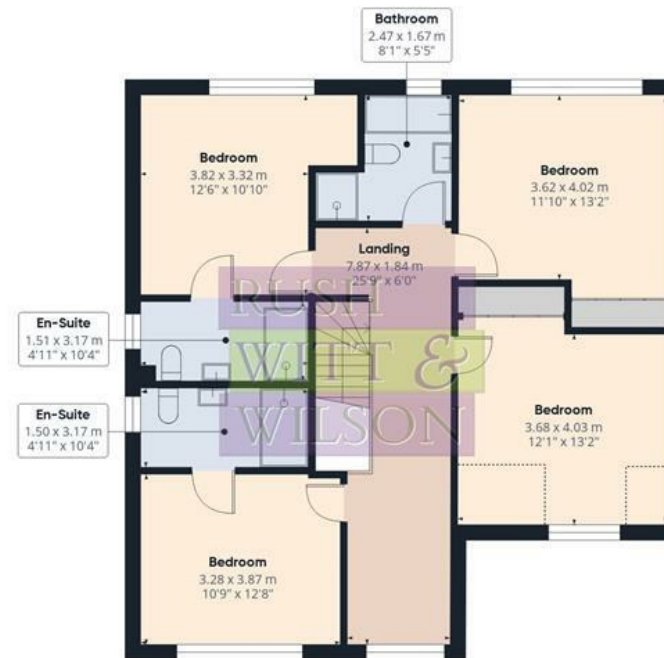








Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

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

180.4 m<sup>2</sup>

1944 ft<sup>2</sup>

Reduced headroom

2.5 m<sup>2</sup>

27 ft<sup>2</sup>

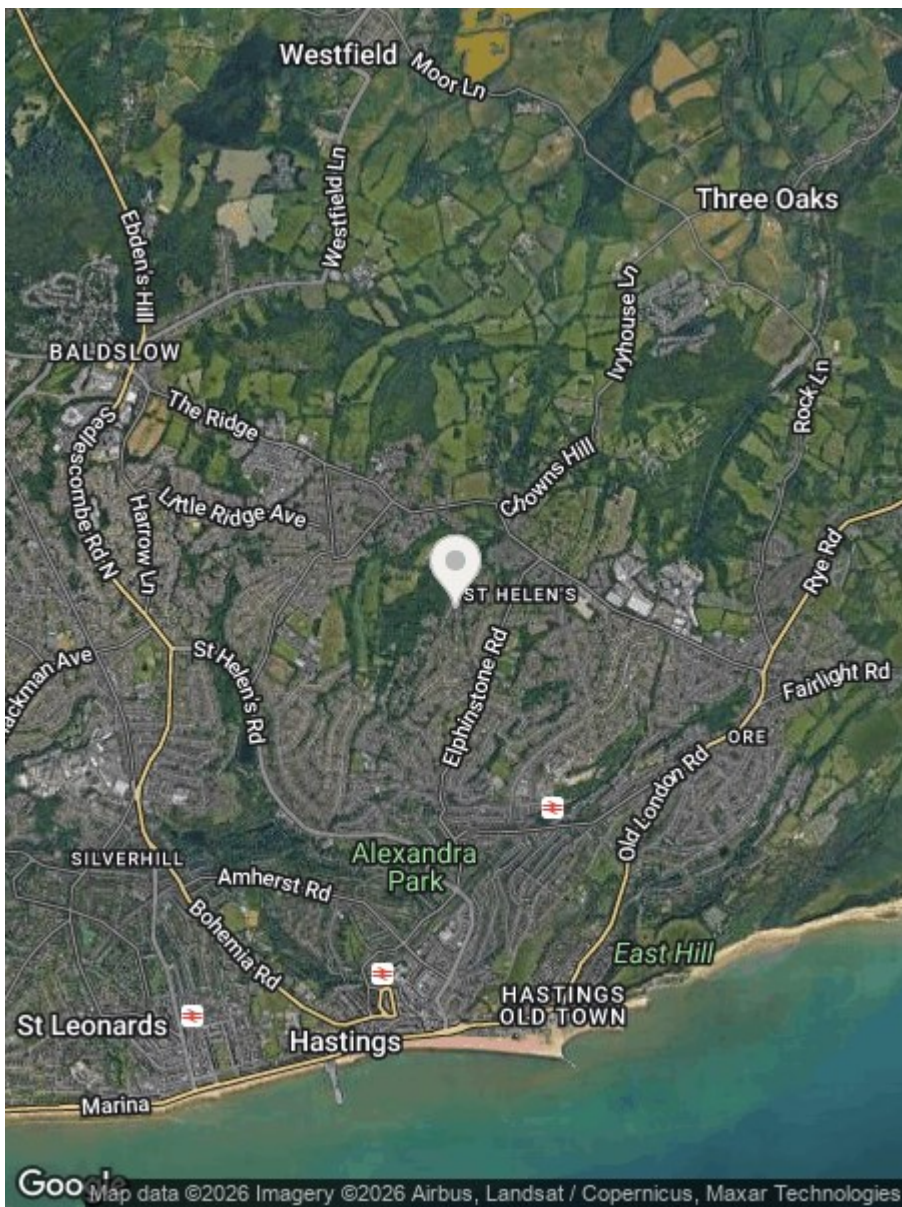
(1) Excluding balconies and terraces

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 |           |

| 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 Band - F

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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