

**RUSH  
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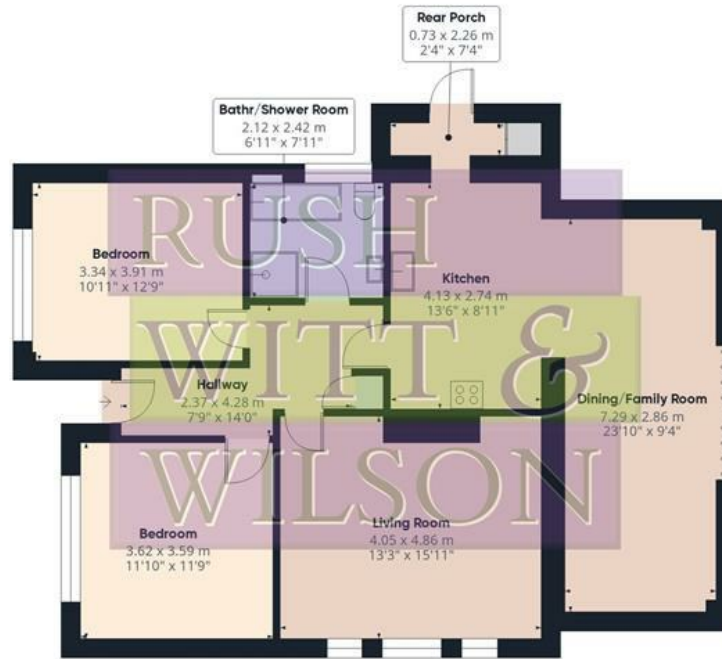
**378 The Ridge, Hastings, Sussex TN34 2RD**  
**Guide Price £425,000 - £450,000 Freehold**

**\*\*Guide Price £425,000 - £450,000\*\*** Located on The Ridge, Hastings, this charming detached bungalow offers a perfect blend of comfort and versatility. Spanning an impressive 1,190 square feet, the property features three well-proportioned bedrooms, with the spacious living room providing the option to serve as a third bedroom, thanks to the thoughtful extension that enhances the kitchen and living area. The bungalow is designed for modern living, boasting a generous layout that is both practical and inviting. The extended kitchen/living room is ideal for entertaining or enjoying family time, creating a warm and welcoming atmosphere. The property also benefits from ample off-road parking, complemented by a garage, ensuring convenience for residents and guests alike. Step outside to discover a beautifully landscaped rear garden, perfect for relaxation or outdoor gatherings. This tranquil space offers a delightful retreat from the hustle and bustle of daily life, making it an ideal spot for gardening enthusiasts or those who simply wish to unwind in a serene environment. With its prime location in Hastings, this bungalow is not only a comfortable home but also a fantastic opportunity for those seeking a peaceful yet accessible lifestyle. Whether you are a growing family or looking to downsize, this property is sure to meet your needs and exceed your expectations. Do not miss the chance to make this lovely bungalow your new home.





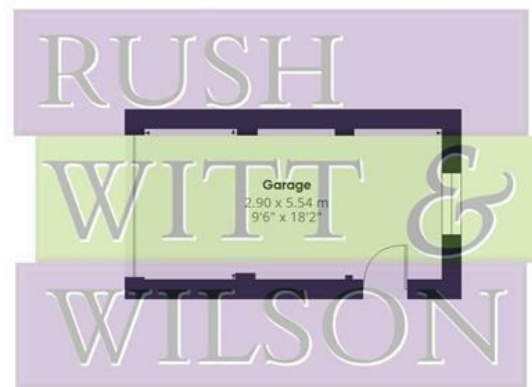




**Floor 0** Building 1

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

110.6 m<sup>2</sup>  
1190 ft<sup>2</sup>

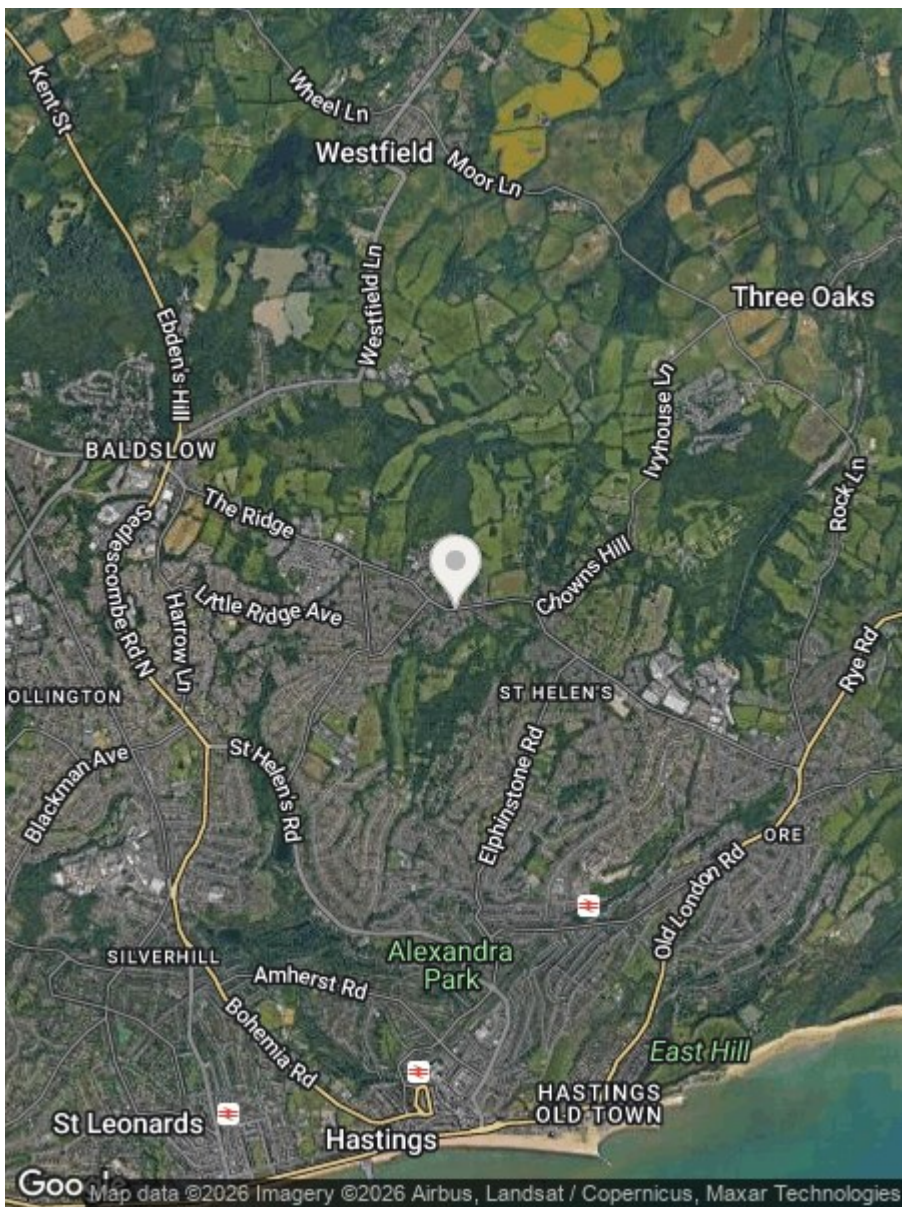



**Floor 0** Building 2


(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		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	56	78
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 - 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.

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**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