



**Main Road
Hastings, TN35 4SL
£629,500 Freehold**

**Wyatt
Hughes**
Residential Sales

Main Road, Hastings, TN35 4SL

New Build Detached Four Bedroom Family Home

This exceptional bespoke detached home is one of only two in a small, secluded development at the end of a private lane. Offering contemporary living, it comes with a 10-year new build warranty and outstanding eco-friendly credentials.

The ground floor features a welcoming hallway, spacious living room, cloakroom, and a modern open-plan kitchen, breakfast, and dining area with quartz worktops, integrated appliances, a central island, and bi-fold doors opening onto a sun terrace and landscaped garden. A utility room with side garden access completes the space.

Upstairs, there are four generous bedrooms, including a master suite with en suite shower room, and a family bathroom with separate bath and shower. There is potential to convert the loft, subject to any planning consent required, for additional accommodation.

Eco-conscious features include solar panels, air source heat pumps, underfloor heating, energy-efficient glazing, and Scandinavian insulation.

Externally, the property offers off-road parking and beautifully landscaped front and rear gardens.

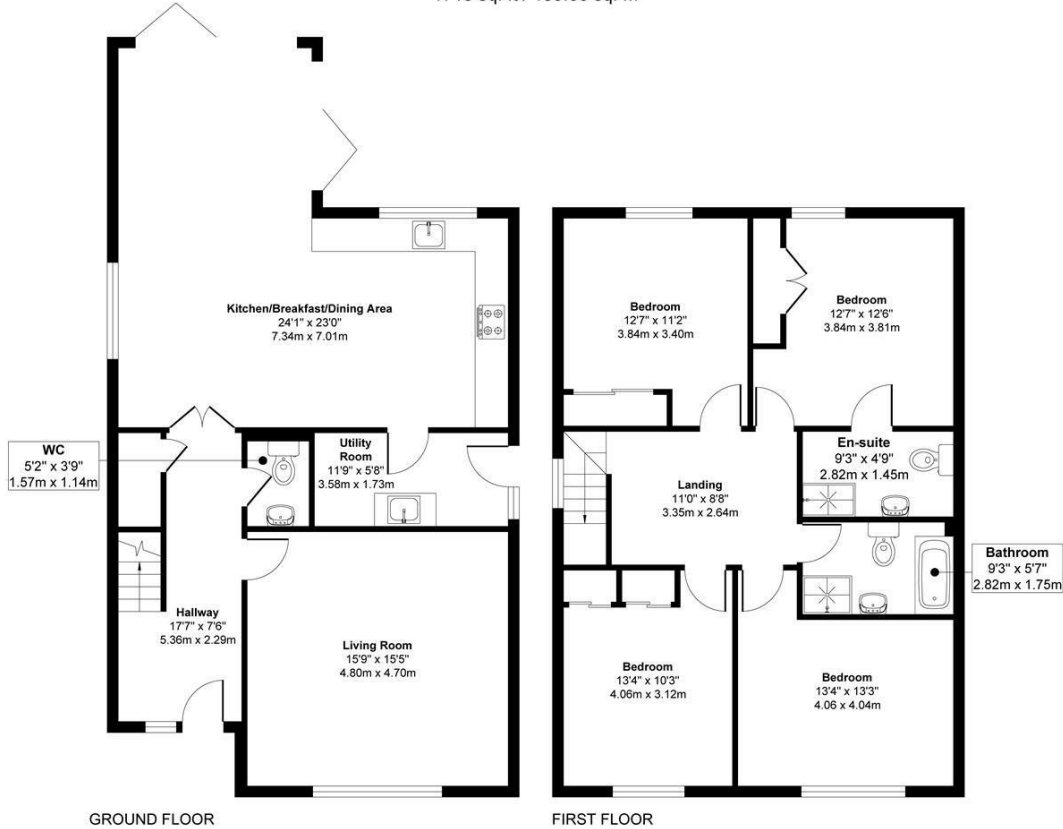
Set in a peaceful semi-rural location, the home enjoys far-reaching views and is close to the amenities of Westfield, with mainline stations at Battle and Hastings within easy reach, making it perfect for families and commuters alike.

- 1718 SQ FT
 - TAX BAND G
 - FOUR BEDROOMS, MASTER BEDROOM WITH EN-SUITE
- 10 YEAR NEW BUILD WARRANTY
 - EPC RATING A
 - OPEN PLAN KITCHEN/LIVING SPACE WITH BI FOLD DOORS
- AMPLE OFF ROAD PARKING
 - ECO FRIENDLY DESIGN



Westfield

Approximate Gross Internal Floor Area
1718 sq. ft / 159.60 sq. m



Produced By Picpreview.co.uk Ltd.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	93 93	England & Wales	EU Directive 2002/91/EC	

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.

