

**RUSH
WITT &
WILSON**



**56 Austen Way, Hastings, East Sussex TN35 4JH
Offers In Excess Of £370,000 Freehold**

Nestled in the charming area of Austen Way, this fabulously presented semi-detached family home offers a perfect blend of comfort and modern living. This three-storey residence boasts an impressive layout, featuring two spacious reception rooms that provide ample space for relaxation and entertaining. The property comprises four well-appointed bedrooms, making it ideal for families or those seeking extra space. The main bathroom is conveniently located on the first floor, The top level presents exciting potential for further development with space to add an en-suite, allowing you to tailor the space to your needs. The heart of the home is undoubtedly the large kitchen/diner, which is perfect for family meals and gatherings. This inviting space is designed for both functionality and style, making it a delightful area to cook and dine. Not to mention the spacious through lounge with inviting log burner ensuring cosy evenings. Outside, the property features off-road parking for two vehicles, along with a garage, providing practical solutions for your parking needs. The beautifully maintained rear garden is a true highlight, backing onto serene fields, offering a peaceful retreat for outdoor enjoyment and relaxation. This property is not just a house; it is a home that promises comfort, space, and a wonderful lifestyle in a desirable location. With its attractive features and potential for further enhancement, this family home is a must-see for anyone looking to settle in Hastings.







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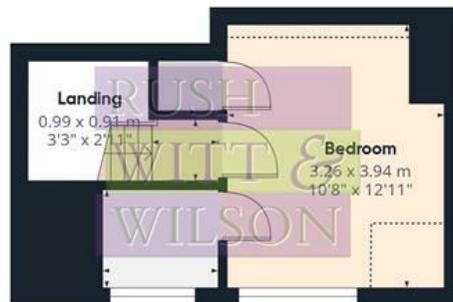
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Floor 0



Floor 1



Floor 2



Approximate total area⁽¹⁾

127.1 m²

1370 ft²

Reduced headroom

1.5 m²

16 ft²

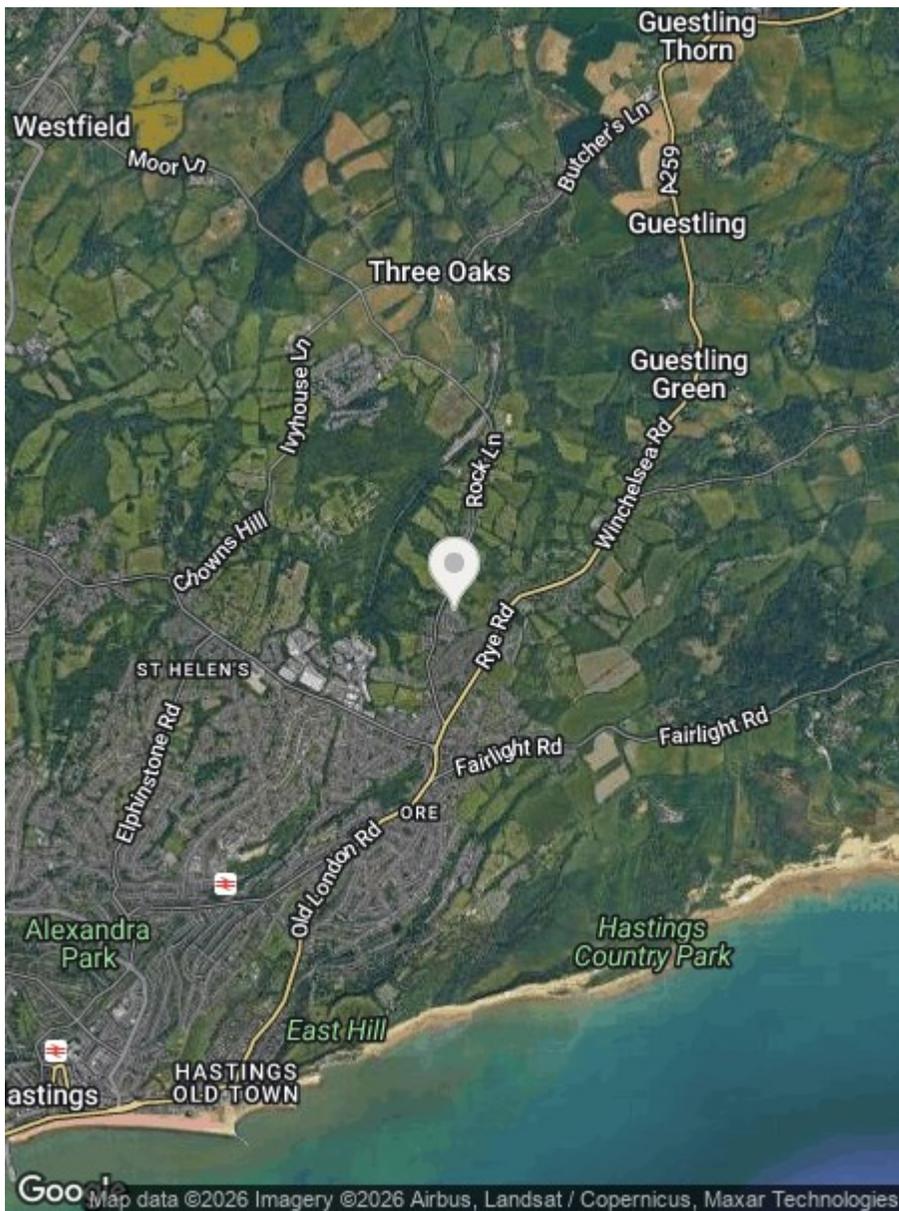
(1) Excluding balconies and terraces

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 | | |
| | 69 | 78 |
| 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 - C

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).
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4. VAT: The VAT position relating to the property may change without notice.
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