

**RUSH  
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**8 Park View, Hastings, TN34 2HE  
Offers In The Region Of £410,000 Freehold**

Situated in the highly sought-after Park View area of Hastings, this spacious three-bedroom semi-detached home offers the perfect blend of comfort, convenience, and versatile family living. Ideally positioned just moments from the beautiful Alexandra Park, you can enjoy stunning green spaces and scenic walks right on your doorstep. Excellent local bus routes provide easy access to Hastings Town Centre and Conquest Hospital, while the nearby mainline railway station offers direct links to London and Brighton. Arranged over two floors, the property features three generously sized bedrooms, a bright and welcoming bay-fronted living room, and a modern family bathroom complete with a shower. At the heart of the home is the impressive open-plan kitchen/diner, fitted with integrated appliances and designed for both everyday living and entertaining. Patio doors open directly onto the attractive rear garden, creating a seamless indoor-outdoor space. Externally, the property continues to impress with off-road parking for multiple vehicles and a separate garage with power, accessible from the rear. The beautifully maintained rear garden is mainly laid to lawn and enhanced by a variety of mature plants, shrubs, and a paved patio area - perfect for alfresco dining or entertaining guests. Additional benefits include gas central heating, charming bay windows, and flexible living accommodation ideal for families or those looking for extra space.





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**Floor 0**

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

88.5 m<sup>2</sup>

953 ft<sup>2</sup>



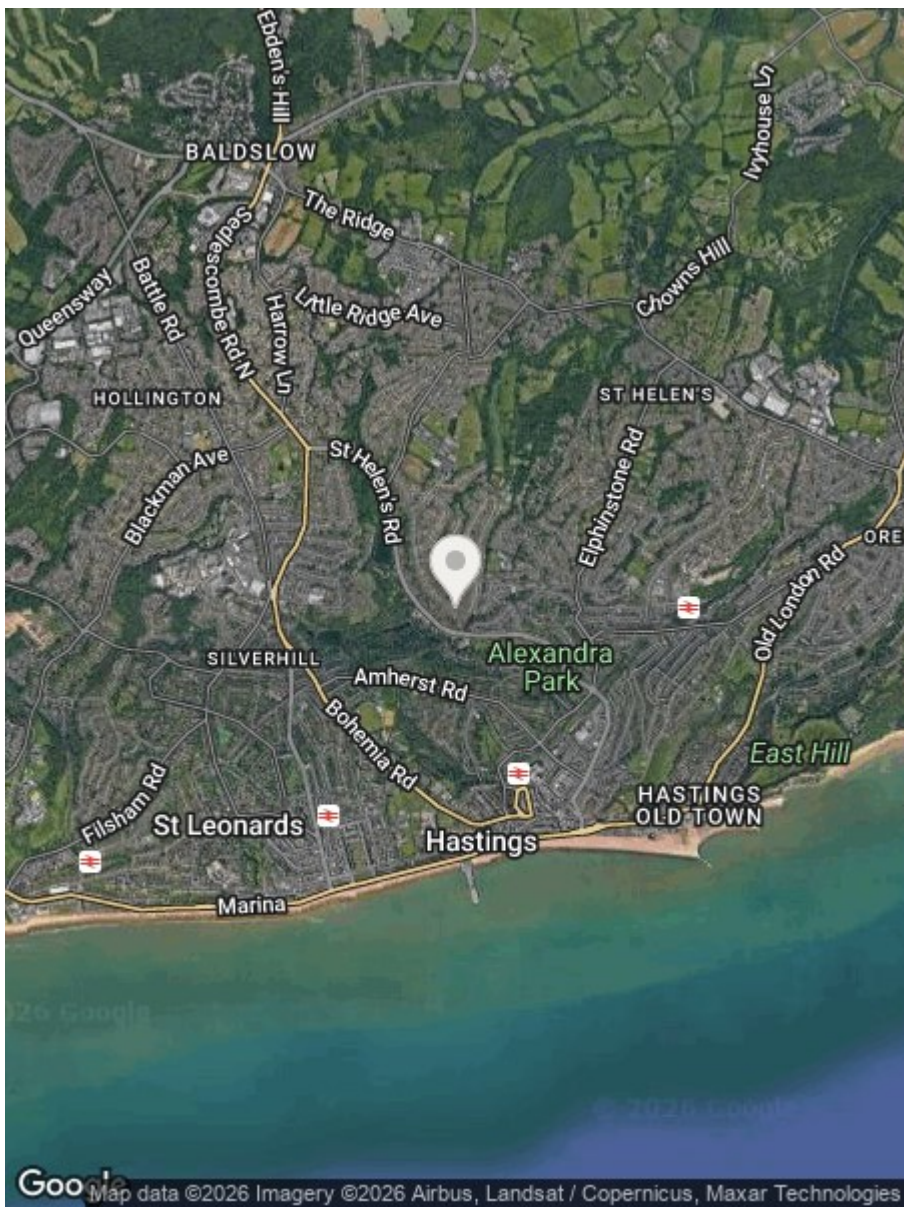
**Floor 1**

(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		67
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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		
<b>England &amp; Wales</b>	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.

Important Notice:

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