

**RUSH  
WITT &  
WILSON**



RUSH  
WITT &

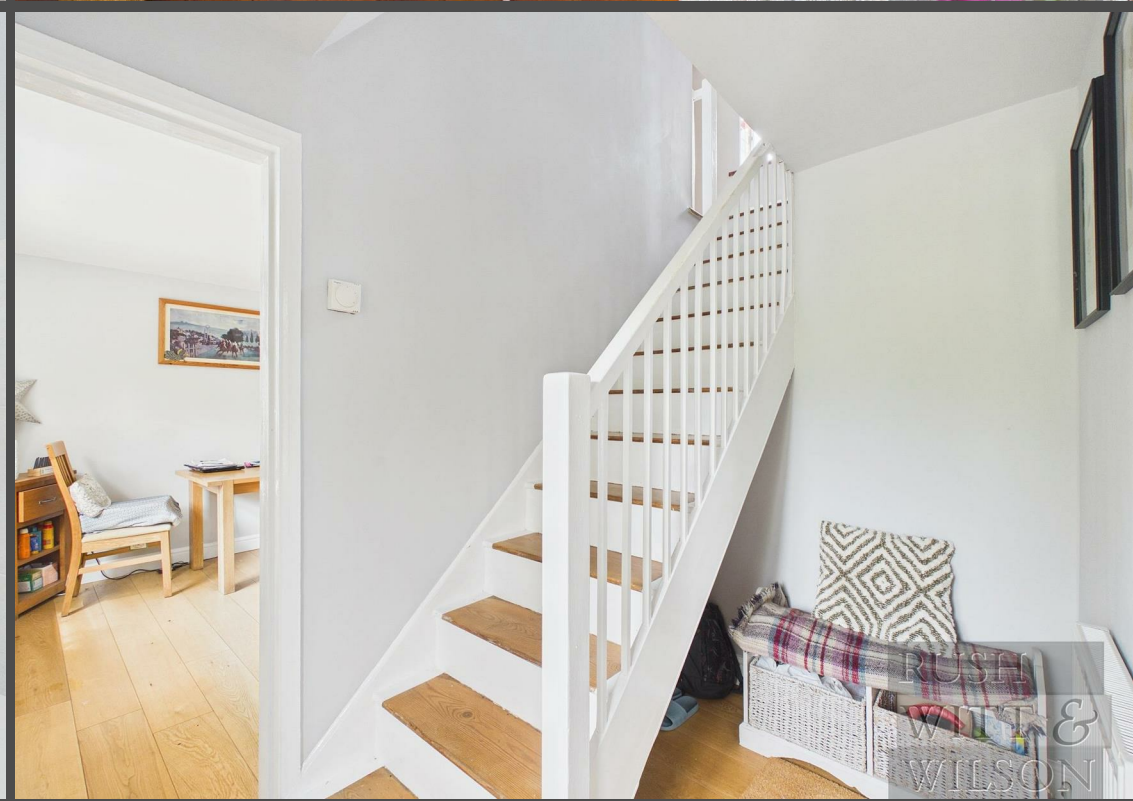
**9 Churchfield, Hastings, TN35 4SN**  
**Guide Price £375,000 - £400,000 Freehold**

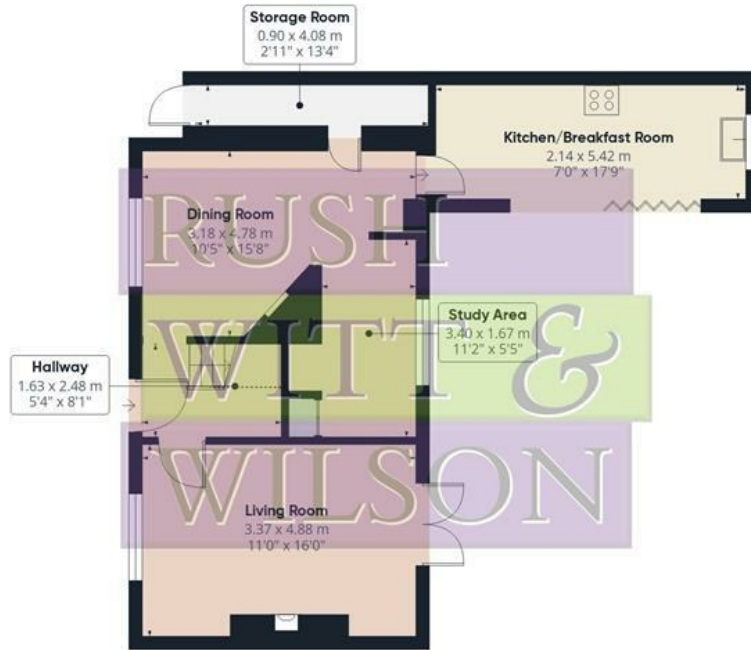
**\*\*GUIDE PRICE £375,000 - £400,000\*\***

Nestled in the charming Westfield Village, this delightful CHAIN FREE three bedroom mid terraced house offers a perfect blend of comfort and modern living. Built in circa. 1950's, the property has been well-maintained and is presented in good order throughout, making it an ideal choice for families or those seeking a peaceful retreat. Upon entering, you are welcomed into a spacious living room that exudes warmth and character. The separate dining room provides an excellent space for entertaining guests or enjoying family meals and there is also a useful study area. The extended kitchen at the rear is a standout feature, boasting bi-fold doors that seamlessly connect the indoor space with the outdoor garden, creating a bright and airy atmosphere. Upstairs, you will find three well-proportioned bedrooms, each offering a tranquil space to unwind. The shower room is conveniently located to serve the bedrooms, ensuring practicality for everyday living. The rear garden is a true gem, predominantly laid to lawn, providing ample space for children to play or for gardening enthusiasts to cultivate their green fingers. The patio area is perfect for outdoor dining, allowing you to enjoy al fresco meals during the warmer months. This property is not only a lovely home but also benefits from its location in Westfield, a village known for its community spirit and local amenities. With its appealing features and inviting atmosphere, this terraced house is a wonderful opportunity for anyone looking to settle in a picturesque setting.

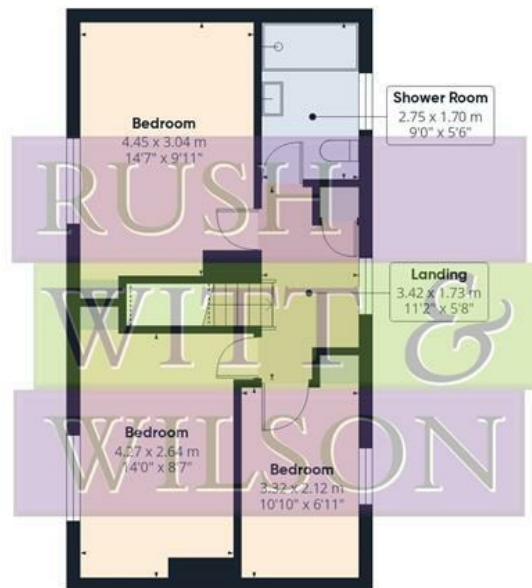








Floor 0



Floor 1



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

96.8 m<sup>2</sup>

1041 ft<sup>2</sup>

**Reduced headroom**

0.9 m<sup>2</sup>

10 ft<sup>2</sup>

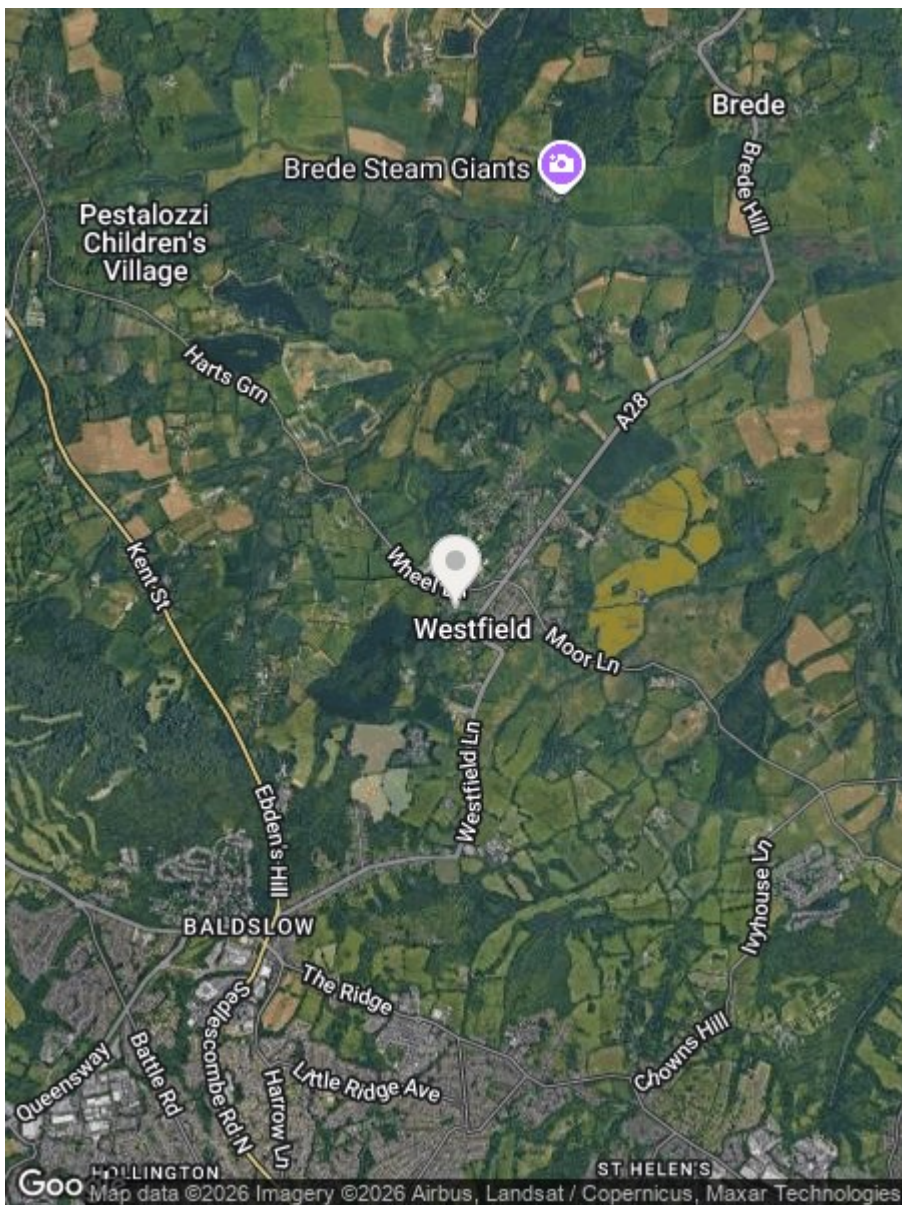
(1) Excluding balconies and terraces

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		
	59	73
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 - 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).
2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.
3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
4. VAT: The VAT position relating to the property may change without notice.
5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://rushwittwilson.co.uk/privacy-policy>

**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**