



Report Generated on 22 / 07 / 2026

7, Parkwood Road, Hastings, TN34 2RN

Market Price: £550,000

3 beds 1 bath EPC Rating: D



Office: 07710838442



Sell your home with
Adam Toubi

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About the Agent

Why TAUk?

Every agent says they go the extra mile. Most are banking on you not checking.

We just get on with it, because that's where the difference actually lives. We take the time to understand your home before anyone mentions a price. We put real care into how it's presented, with marketing built to attract the right buyer rather than any buyer with a saved search. And there's a strategy behind every conversation, every viewing and every offer, none of it left to chance.

You also won't be passed from person to person. One experienced agent runs your sale from the first valuation to the day it completes, with their name on the result the whole way through. When the right person is leading it, everything feels easier, and you can see it in the sale itself.

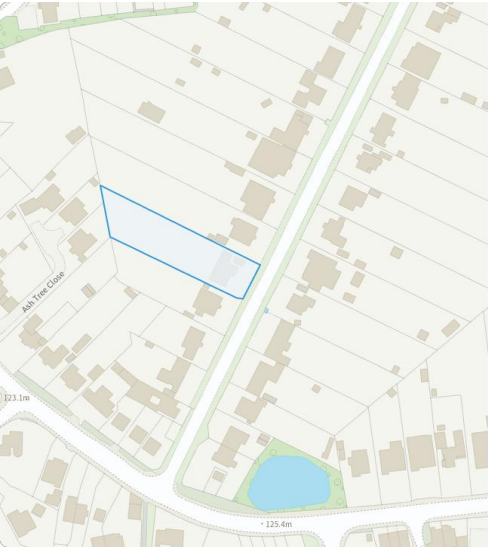
When you're ready to go, you pick up exactly where this leaves off. One agent who already knows your home and your road, no re-briefing, no handover, no starting again. We'll agree the launch price and the plan, and we'll move when you do.

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Satellite View



OS Map View



Key Features

Current Market Price	£550,000
Property Type	Bungalow
Bedrooms	3
Bathrooms	1
Plot Area	1,678.40 Sq.M. (18,066.13 Sq.Ft.)
Floor Area	103.95 Sq.M. (1,118.91 Sq.Ft.)
Last Sold Price	£475,000
Last Sold Date	14-10-2024
Title Number	HT14402
UPRN	200003866409
Tenure	Freehold
Year Built	1930-1949
Company Owned	-
Flood Risk	Needs Investigation
Service Charge	-
Ground Rent	-
Tax Band	D
Tax Band Price	£2457
Leasehold Term	-
Chain Status	-

Key Details

Council	Rother
County	East Sussex
Constituency	Hastings and Rye
Region	South East Coast
Planning Application	-
Parking Facilities	No
Accessibility Features	No
Gas Supply	Yes
Electricity Supply	Yes
Water Supply	Yes

EPC Rating	58 / D
EPC Ratings in the Area	Domestic EPC in the Area Non-Domestic EPC in the Area

Know What It's Made Of Before You Invest

Property Geographic Information

UPRN	200003866409
USRN	16901097
UDPRN	24797430
Street Description	PARK WOOD ROAD
Parish Code	-
Postcode	TN34 2RN
Post town	HASTINGS
Thoroughfare	PARKWOOD ROAD
Town	HASTINGS
Local custodian description	HASTINGS
Department Name	-
Organisation name	-
LA Organisation Name	-
RM Organisation Name	-
Legal Name	-
Level	-

Building Height & Area

Total Sqft Area	1119 Sqft
Footprint Area	1478 Sqft
Plot Area	1678.4 m ²
Height	131.6 m
AbsH2	128.2 m
AbsHMax	131.6 m
AbsHMin	125.2 m
RelH2	3 m
RelHMax	6.4 m

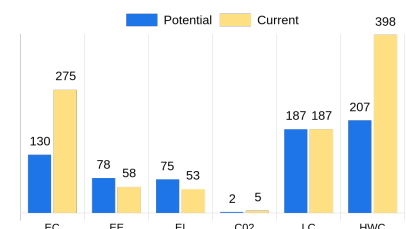


Building Information

Description	Detached House
Building Use	Residential Accommodation
Class	RD02
Classification description main	-
Classification description	Detached
Multi Occupancy Count	0
Connectivity	Standalone
Connectivity Count	0
Building Part Count	1
Containing site count	1
Outbuilding count	-
Construction Material	Brick Or Block Or Stone
Building age period	1919-1944
Building age year	-
Basement Presence	Not Present
Address count	1
Address count residential	1
Address count commercial	0

Building Energy Performance – Inspection Date 17-05-2024

Built form	Detached	Unheated corridor	-
Construction age band	England and Wales: 1930-1949	Photo supply	-
Building Ref Number	NA	Solar water heating flag	N
Floor height	2.53 m	Fixed lighting outlets count	14
Tenure	Owner-occupied	Low energy fixed light count	-
Floor level	-	Energy traffic	Unknown
Flat Top storey	N	Main Gas flag	Y
Flat storey count	1	Main fuel	Mains gas (not community)
Extension count	0	Main Heating controls	Programmer, room thermostat and TRVs
Number habitable rooms	4	Multi glaze proportion	100
Number heated rooms	4	Glazed type	Double glazing, unknown install date
Low energy lighting	79	Install date	-
Number open fireplaces	0	Glazed area	Normal
Wind turbine count	0	Mechanical ventilation	Natural
Heat loss corridor	-	Unheated corridor length	-



Energy consumption current	275
Energy consumption potential	130
Energy efficiency current	58
Energy efficiency potential	78
Environment impact current	53
Environment impact potential	75
CO ₂ emissions current	5
CO ₂ emissions potential	2
Lighting cost current	187
Lighting cost potential	187
Hot water cost current	398
Hot water cost potential	207

What is it?

Property Fabrics gives you a detailed breakdown of a building's physical structure, construction materials, energy efficiency, and essential location data. It includes key data points like property type, build age, roof/wall materials, EPC rating, glazing, heating type, and more – offering a full picture of what lies beneath the surface.

Browse through the property images to get a better idea -

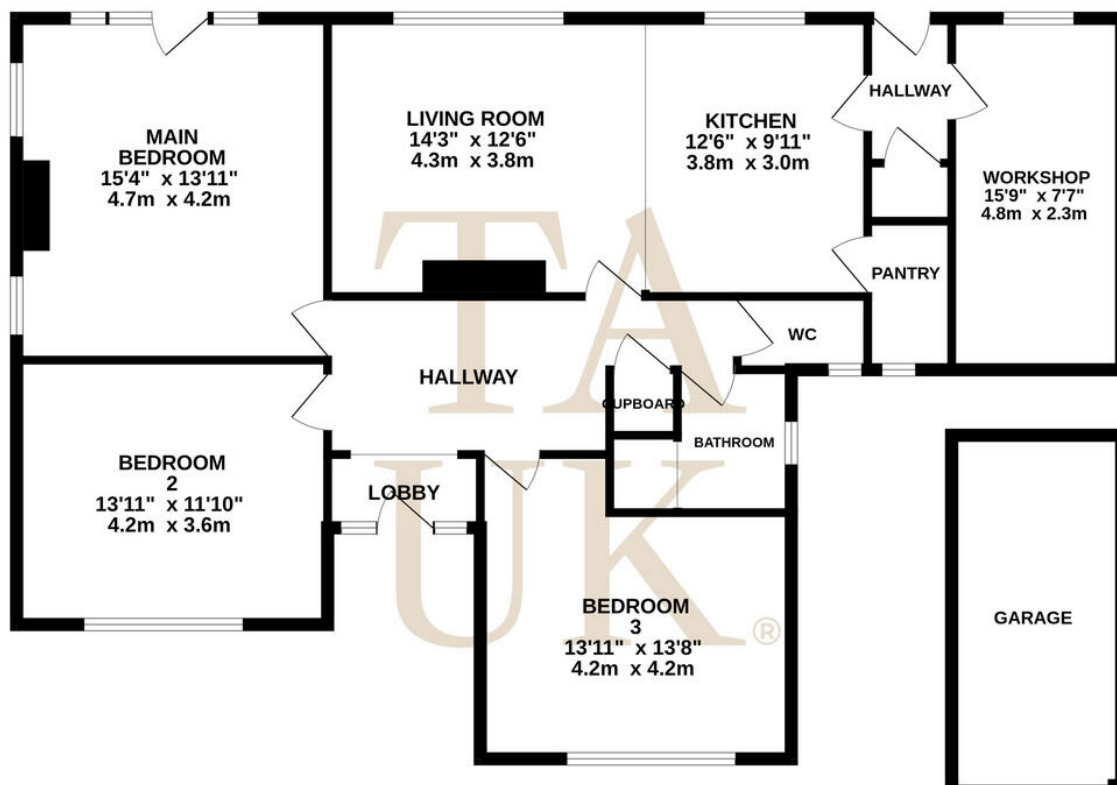
Take a look at the property images.







GROUND FLOOR 1336 sq.ft. (124.1 sq.m.) approx.



TOTAL FLOOR AREA: 1336 sq.ft. (124.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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7, Parkwood Road,
Hastings,
TN34 2RN

Energy Rating

D

Valid until
17-05-2034

This property's current energy rating is **58/D**. It has the potential to be **78/C**.

See how to improve this property's energy efficiency.

Energy Efficiency Rating		
Very Energy Efficient - Lower Running Costs	Current	Potential
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Very Low Energy Efficient - Higher Running Costs		

Energy Performance	Current	Potential
Energy Rating / Score	58 / D	78 / C
Energy Consumption	275 kWh/m²	130 kWh/m²
Environmental Impact	53	75
CO ₂ Emissions	5.0 t/yr	2.4 t/yr
Heating Cost	£2,143/yr	£1,539/yr
Hot Water Cost	£398/yr	£207/yr
Lighting Cost	£187/yr	£187/yr

Roof Efficiency	Good
Wall Efficiency	Poor
Window Efficiency	Average
Floor Efficiency	-
Main Heating Efficiency	Good
Secondary Heating Efficiency	-
Hot Water Efficiency	Good
Lighting Efficiency	Very Good
Floors	-
Floor Height	2.53(m)
Flat Top Storey	No
Energy Tariff	Unknown
Ventilation	Natural
Wall Energy	Poor
Roof Energy	Good
Roof	Pitched, 270 mm loft insulation
Walls	Cavity wall, as built, no insulation (assumed)
Window	Fully double glazed
Floor	Solid, no insulation (assumed)
Main Heating	Boiler and radiators, mains gas

Inspection Date	17-05-2024
Valid Until	17-05-2034
Tenure	Owner-occupied
Habitable Rooms	4
Heated Rooms	4
Local Authority	Rother E07000064 (click to know more)
Total Floor Area	1,119.00 Sq.Ft. (103.96 Sq.M.)
Property Type	Bungalow
Hot Water System	From main system
Lighting	Low energy lighting in 79% of fixed outlets
Transaction Type	Marketed sale
Glazing Type	Double glazing, unknown install date
Main Fuel/Gas	Mains gas (not community)
Main Heating Controls	Programmer, room thermostat and TRVs
Secondary Heating	Room heaters, electric

Nearest Primary Schools



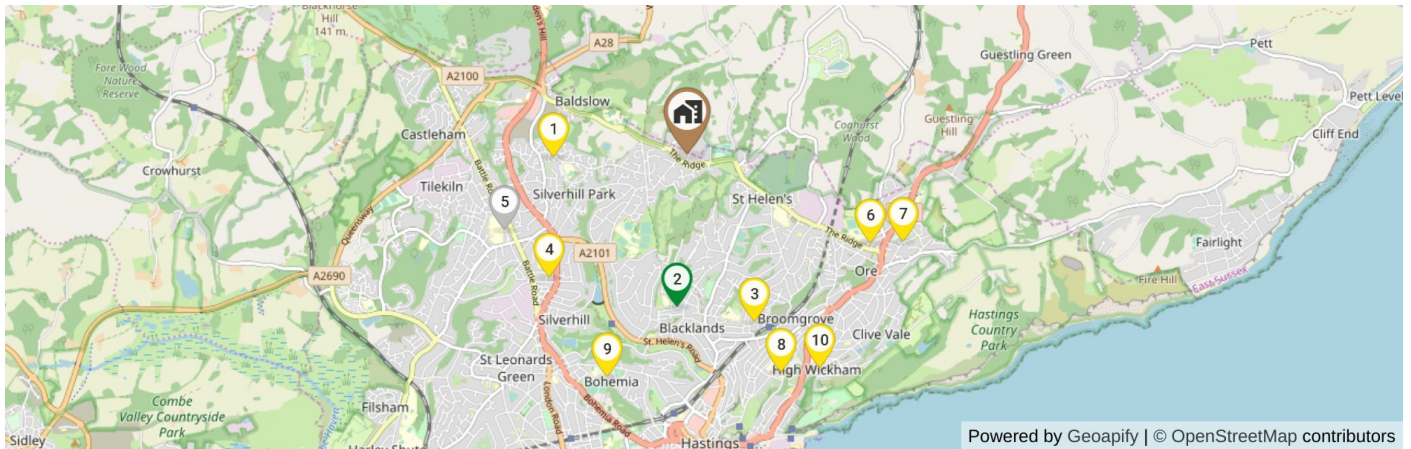
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Outstanding Good Requires Lowest Not Rated



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- 1 Ark Little Ridge Primary Academy** Little Ridge Avenue, St Leonards-on-Sea, East Sussex, TN37 7LR

RATING **Good** PUPILS **431** GENDER **Mixed** HAS NURSERY **No** PRIVATE **No** DISTANCE **0.92 Miles**
- 2 Ark Blacklands Primary Academy** Osborne Close, Hastings, East Sussex, TN34 2HU

RATING **Outstanding** PUPILS **623** GENDER **Mixed** HAS NURSERY **No** PRIVATE **No** DISTANCE **1.06 Miles**
- 3 The Baird Primary Academy** Parker Road, Hastings, East Sussex, TN34 3TH

RATING **Good** PUPILS **372** GENDER **Mixed** HAS NURSERY **No** PRIVATE **No** DISTANCE **1.23 Miles**
- 4 Silverdale Primary Academy** Silverdale Primary Academy, St Leonards-On-Sea, TN37 7EA

RATING **Good** PUPILS **626** GENDER **Mixed** HAS NURSERY **No** PRIVATE **No** DISTANCE **1.27 Miles**
- 5 Hollington Primary Academy** Hollington Old Lane, St Leonards-on-Sea, East Sussex, TN38 9DS

RATING **Special Measures** PUPILS **388** GENDER **Mixed** HAS NURSERY **No** PRIVATE **No** DISTANCE **1.36 Miles**
- 6 Sandown Primary School and Nursery** The Ridge, Hastings, East Sussex, TN34 2AA

RATING **Good** PUPILS **538** GENDER **Mixed** HAS NURSERY **No** PRIVATE **No** DISTANCE **1.39 Miles**
- 7 Ore Village Primary Academy** Rye Road, Hastings, East Sussex, TN35 5DB

RATING **Good** PUPILS **336** GENDER **Mixed** HAS NURSERY **No** PRIVATE **No** DISTANCE **1.58 Miles**
- 8 Ark Castledown Primary Academy** Priory Road, Hastings, East Sussex, TN34 3QT

RATING **Good** PUPILS **363** GENDER **Mixed** HAS NURSERY **No** PRIVATE **No** DISTANCE **1.62 Miles**
- 9 St Paul's Church of England Academy** Horntye Road, St Leonards-on-Sea, East Sussex, TN37 6RT

RATING **Good** PUPILS **644** GENDER **Mixed** HAS NURSERY **No** PRIVATE **No** DISTANCE **1.63 Miles**
- 10 Sacred Heart Catholic Primary School, Hastings** Old London Road, Hastings, East Sussex, TN35 5NA

RATING **Good** PUPILS **238** GENDER **Mixed** HAS NURSERY **No** PRIVATE **No** DISTANCE **1.72 Miles**

Nearest Secondary Schools



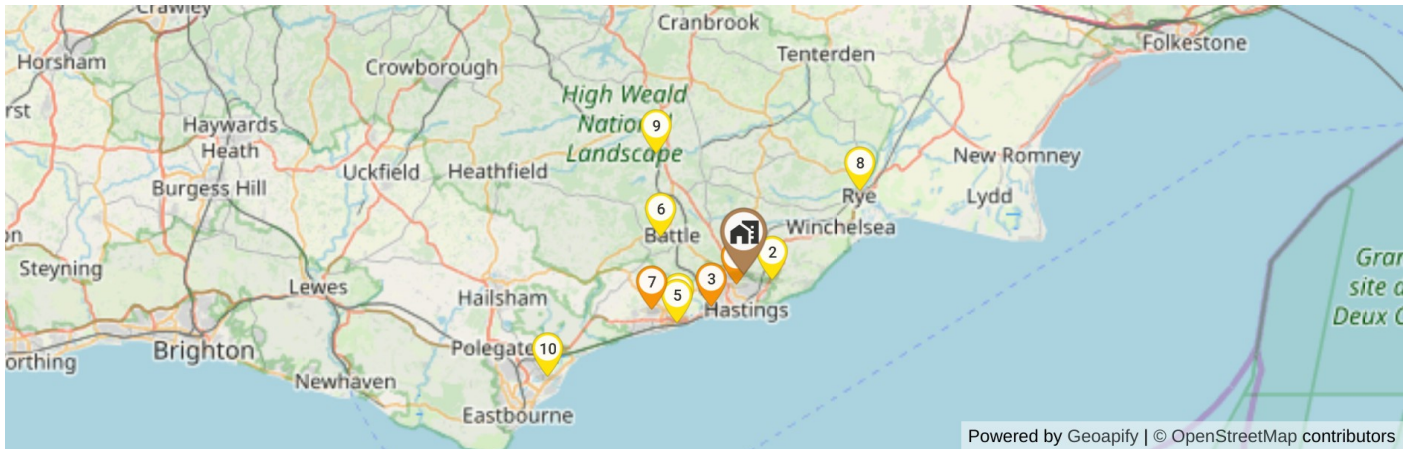
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Outstanding Good Requires Lowest Not Rated



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- 1

Ark Alexandra Academy Park Avenue, William Parker Campus, Hastings, East Sussex, TN34 2PG
 RATING **Requires** PUPILS **1454** GENDER **Mixed** HAS NURSERY **No** PRIVATE **No** DISTANCE **0.7 Miles**
- 2

The Hastings Academy Rye Road, Hastings, East Sussex, TN35 5DN
 RATING **Good** PUPILS **857** GENDER **Mixed** HAS NURSERY **No** PRIVATE **No** DISTANCE **1.66 Miles**
- 3

The St Leonards Academy Edinburgh Campus,, Edinburgh Road, St Leonards-on-Sea, East Sussex, TN38 8HH
 RATING **Requires** PUPILS **1467** GENDER **Mixed** HAS NURSERY **No** PRIVATE **No** DISTANCE **2.68 Miles**
- 4

Bexhill College Penland Road, Bexhill-on-Sea, East Sussex, TN40 2JG
 RATING **Good** PUPILS **NA** GENDER **Mixed** HAS NURSERY **No** PRIVATE **No** DISTANCE **4.5 Miles**
- 5

St Richard's Catholic College Ashdown Road, Bexhill-on-Sea, East Sussex, TN40 1SE
 RATING **Good** PUPILS **1043** GENDER **Mixed** HAS NURSERY **No** PRIVATE **No** DISTANCE **4.82 Miles**
- 6

Claverham Community College North Trade Road, Battle, East Sussex, TN33 0HT
 RATING **Good** PUPILS **1143** GENDER **Mixed** HAS NURSERY **No** PRIVATE **No** DISTANCE **5.27 Miles**
- 7

Bexhill High Academy Gunters Lane, Bexhill-on-Sea, East Sussex, TN39 4BY
 RATING **Requires** PUPILS **1499** GENDER **Mixed** HAS NURSERY **No** PRIVATE **No** DISTANCE **5.7 Miles**
- 8

Rye College The Grove, Rye, East Sussex, TN31 7NQ
 RATING **Good** PUPILS **569** GENDER **Mixed** HAS NURSERY **No** PRIVATE **No** DISTANCE **8.3 Miles**
- 9

Robertsbridge Community College Knelle Road, Robertsbridge, East Sussex, TN32 5EA
 RATING **Good** PUPILS **740** GENDER **Mixed** HAS NURSERY **No** PRIVATE **No** DISTANCE **8.62 Miles**
- 10

St Catherine's College Priory Road, Eastbourne, East Sussex, BN23 7BL
 RATING **Good** PUPILS **1082** GENDER **Mixed** HAS NURSERY **No** PRIVATE **No** DISTANCE **12.81 Miles**

Nearest Universities & Colleges



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Canterbury Christ Church University ★★★★★ 35.19 Miles

N Holmes Rd, Canterbury CT1 1QU, United Kingdom



Kent University ★★★★★ 35.4 Miles

Giles Ln, Canterbury CT2 7NZ, United Kingdom



University of East London ★★★★★ 48.49 Miles

University Way, London E16 2RD, United Kingdom



Greenwich University 48.53 Miles

Bounty House, Stowage, London SE8 3DE, United Kingdom



Trinity Laban Conservatoire of Music and Dance ★★★★★ 48.73 Miles

Trinity Laban Conservatoire Of Music & Dance, London SE14 6NH, United Kingdom



Wimbledon College of Arts ★★★★★ 50.14 Miles

Merton Hall Rd, London SW19 3QA, United Kingdom



Queen Mary University of London ★★★★★ 51.71 Miles

327 Mile End Rd, Bethnal Green, London E1 4NS, United Kingdom



The London School of Economics and Political Science ★★★★★ 52.95 Miles

Houghton St, London WC2A 2AE, United Kingdom



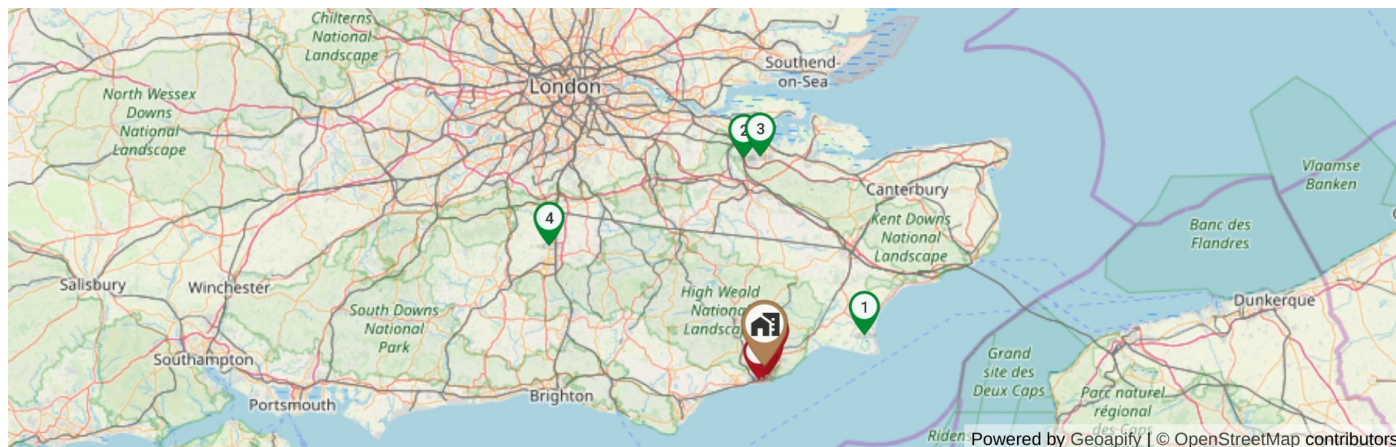
Roehampton University ★★★★★ 53.26 Miles

Roehampton Ln, London SW15 5PH, United Kingdom



City, University of London ★★★★★ 53.38 Miles

Northampton Square, London EC1V 0HB, United Kingdom



AIRPORTS



Lydd Airport, Romney Marsh TN29 9QL, United Kingdom

16.22 Miles



Rochester Airport, Maidstone Rd, Rochester, Chatham ME5 9SD, United Kingdom

32.21 Miles



Fairoaks Airport, Fairoaks Airport, Chobham, Woking GU24 8HU, United Kingdom

32.22 Miles



Gatwick Airport, Horley, Gatwick RH6 ONP, United Kingdom

37.96 Miles



Redhill Aerodrome, South Nutfield, Redhill RH1 5JZ, United Kingdom

38.94 Miles



TRAIN STATION



Ore, Hughenden Rd, Hastings TN34 3ND, United Kingdom

1.3 Miles



Hastings, off Station Approach, Havelock Rd, Hastings TN34 1BA, United Kingdom

1.81 Miles



Three Oaks, Three Oaks, Hastings TN35 4NG, United Kingdom

1.9 Miles



St Leonards Warrior Square, Kings Rd, Saint Leonards-on-sea TN37 6HL, United Kingdom

2.12 Miles



Doleham, Doleham Ln, Doleham Cl, Hastings TN35 4LY, United Kingdom

2.74 Miles



HOSPITALS (NHS)

Sussex Premier Health

The Ridge St Leonards-on-Sea TN37 7RE
0.5 Miles

Gstt @ Conquest Hospital

The Kipling Unit Conquest Hospital St.
Leonards-On-Sea TN37 7RD
0.52 Miles

Conquest Hospital

The Ridge St. Leonards-on-Sea TN37 7RD
0.52 Miles



GP (NHS)

Little Ridge Surgery * CLOSED

38 Little Ridge Avenue St. Leonards-on-Sea TN37 7LS
0.95 Miles

High Glades Medical Practice

High Glades Medical Centre 9A Upper Church Road Hastings TN37 7AT
1.27 Miles

Silver Springs Medical Practice

Beaufort Road St Leonards On Sea TN37 6PP
1.51 Miles



DENTIST (NHS)

Mr L E Tolefe

Harrow Lane Dental Practice 204 Harrow Lane St Leonards-on-Sea TN37 7JZ
0.99 Miles

Battle Road Dental Practice

South Cliff dental Group, St Leonards 84 Battle Road East Sussex TN37 7AG
1.31 Miles

Mr N Suchak

Toad Hall Dental Surgery 1 Upper Glen Road St Leonards-on-Sea TN37 7AX
1.33 Miles



HOSPITALS (CQC)

Conquest Hospital

The Ridge St Leonards On Sea TN37 7RD
0.52 Miles

St Anne's Centre & EMI Wards

729 The Ridge St Leonards On Sea TN37 7PT
0.78 Miles

Station Plaza Health Centre

Station Approach Hastings TN34 1BA
1.8 Miles



GP (CQC)

St Anne's Centre & EMI Wards

729 The Ridge St Leonards On Sea TN37 7PT
0.78 Miles

Beaconsfield Road Surgery

21 Beaconsfield Road Hastings TN34 3TW
1.21 Miles

High Glades Medical Practice

9A Upper Church Road St Leonards on Sea Hastings TN37 7AT
1.27 Miles



DENTIST (CQC)

Conquest Hospital

The Ridge St Leonards On Sea TN37 7RD
0.52 Miles

Harrow Lane Dental Practice

204 Harrow Lane St Leonards On Sea TN37 7JZ
0.99 Miles

Battle Road Dental Practice

84 Battle Road St Leonards On Sea TN37 7AG
1.31 Miles



RESPONSE TIMES OF NHS SERVICES

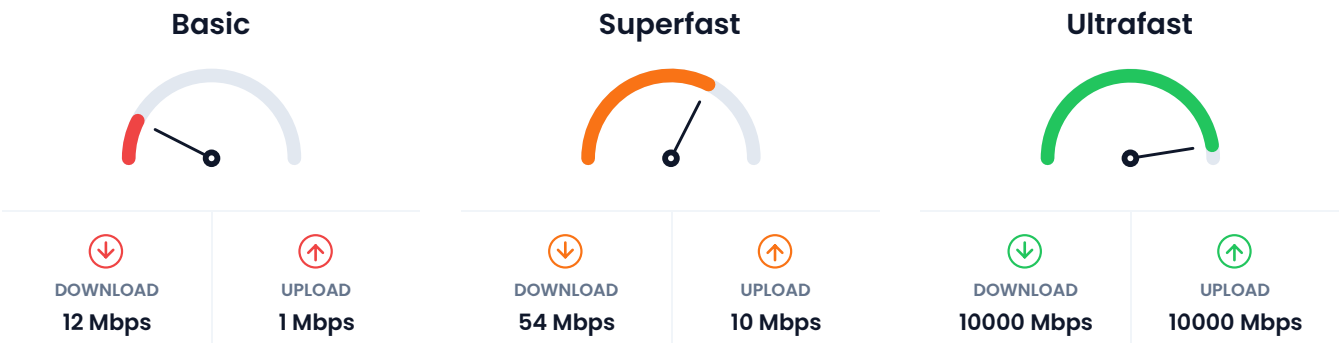
Category	Approx. Response Time	
C1	00 hrs 08 mins 26 secs	C1: Calls from people with life-threatening illnesses or injuries such as cardiac arrest or serious allergic reaction (fastest response)
C1T	00 hrs 09 mins 54 secs	C1T: Calls from people with life-threatening illnesses or injuries such as cardiac arrest or serious allergic reaction where the patient was transported (fastest response)
C2	00 hrs 30 mins 15 secs	C2: Emergency calls for conditions and injuries such as burns, epilepsy and strokes (high priority)
C3	02 hrs 24 mins 07 secs	C3: Urgent calls for conditions and injuries such as late stages of labour, non-severe burns, and diabetes. Transportation to A&E may not be required
C4	02 hrs 52 mins 17 secs	C4: Less urgent calls for conditions such as diarrhoea and vomiting and urine infections and flu. Advice via phone / GP referral may be recommended over the phone

Mobile Coverage – Based on calls indoors



Broadband — Predicted Broadband Speeds

Estimated download & upload speeds available at this address





THE HOME OF
Personal Estate Agency

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Service Areas: 63 Parker Road

Hastings

TN34 3TH



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Growth Platform for Estate Agents

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