

**RUSH
WITT &
WILSON**



360 The Ridge, Hastings, TN34 2RD
Offers In The Region Of £795,000 Freehold

**** CHAIN FREE **** Welcome to Oakhurst, a stunning and secluded gated and detached residence offering an exceptional blend of contemporary style, generous living space and versatility. Beautifully presented and thoughtfully modernised throughout, this impressive home is perfectly suited to family life, entertaining and those looking for flexible additional space. The property features five well-appointed bedrooms, including two with en suite facilities, providing excellent accommodation for both family and guests. From the moment you step inside, you are welcomed by a bright and inviting atmosphere, with a seamless flow throughout the home. At the heart of the property is the impressive open-plan kitchen, living and dining area. Designed with both everyday living and entertaining in mind, this sociable space is enhanced by a striking log burner, creating a warm and cosy focal point for relaxing evenings. The principal bedroom provides a peaceful retreat, complete with a generous walk-in wardrobe, while the additional upper-floor bedrooms offer plenty of flexibility for children, guests or home working. A stylish and modern main bathroom completes the accommodation. Outside, the wrap-around garden provides a wonderful private space for relaxing, entertaining or family play. A separate garden studio offers fantastic versatility and could be used as a home office, gym, hobby room or additional living space. The property also benefits from a driveway with parking for multiple vehicles, along with an integral garage providing further parking, storage or practical utility space. Combining generous proportions, modern interiors and superb versatility, Oakhurst is a rare and exciting opportunity in a desirable Hastings location. A truly impressive home that needs to be viewed to be fully appreciated.







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Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾

254.2 m²

2736 ft²

Reduced headroom

9.1 m²

98 ft²

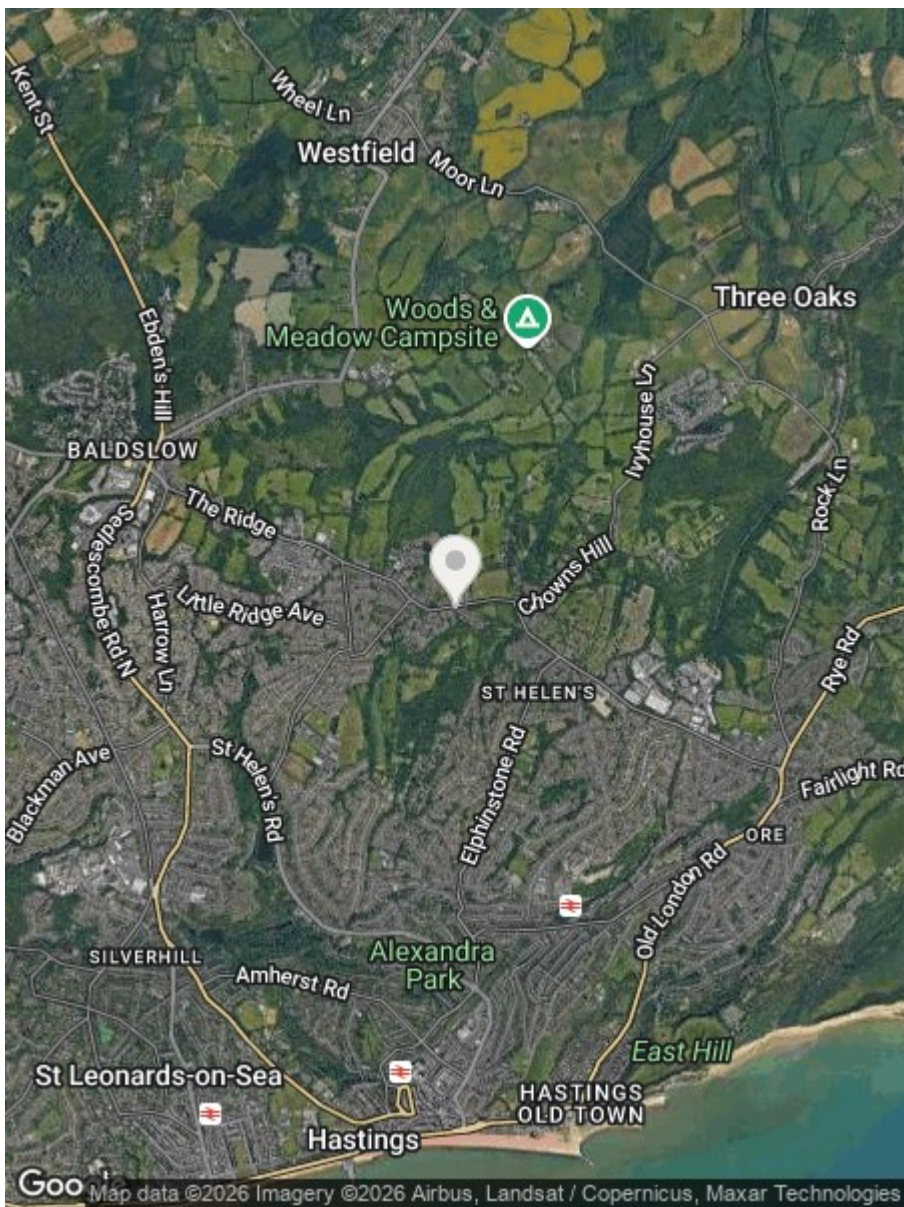
(1) Excluding balconies and terraces

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		
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 - G

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