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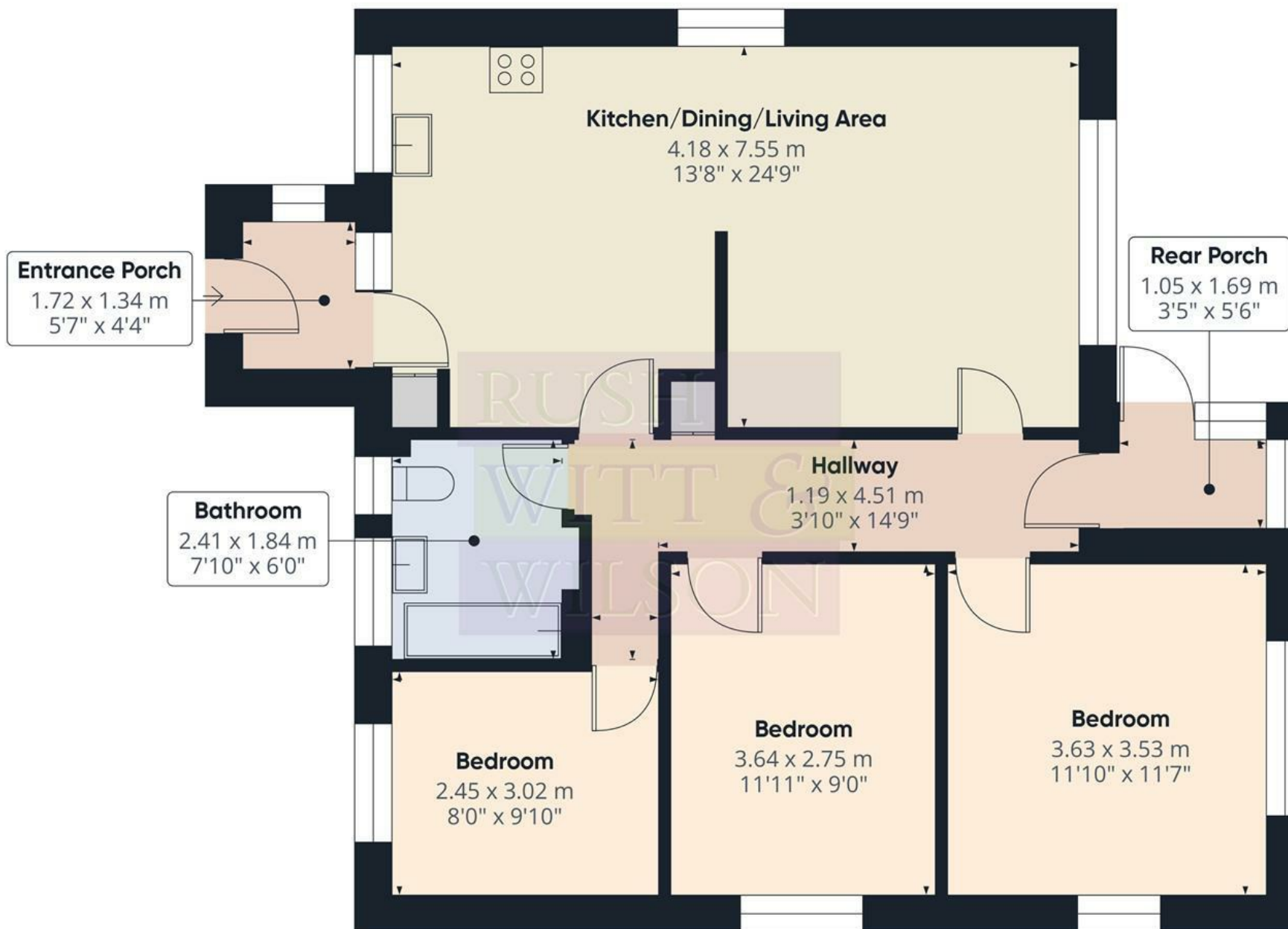
**14 Whittingtons Way, Hastings, Sussex TN34 2AS**  
**Offers In Excess Of £360,000 Freehold**

**Nestled in the charming area of Whittingtons Way, Hastings, this delightful three-bedroom detached bungalow offers a perfect blend of comfort and modern living. Ideal for families, the property boasts two spacious reception rooms, providing ample space for relaxation and entertaining. As you step inside, you will be greeted by a newly modernised and beautifully designed kitchen, perfect for culinary enthusiasts and family gatherings. The living room features lovely views of the rear garden, creating a serene atmosphere to unwind after a long day. The newly added porch at the front enhances the property's appeal, offering a welcoming entrance. With off-street parking available for two vehicles, convenience is at your fingertips. This bungalow is not only practical but also exudes a warm and inviting charm, making it an excellent choice for those seeking a family home in a peaceful setting. Don't miss the opportunity to make this lovely bungalow your own, where comfort and style come together in a desirable location.**









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

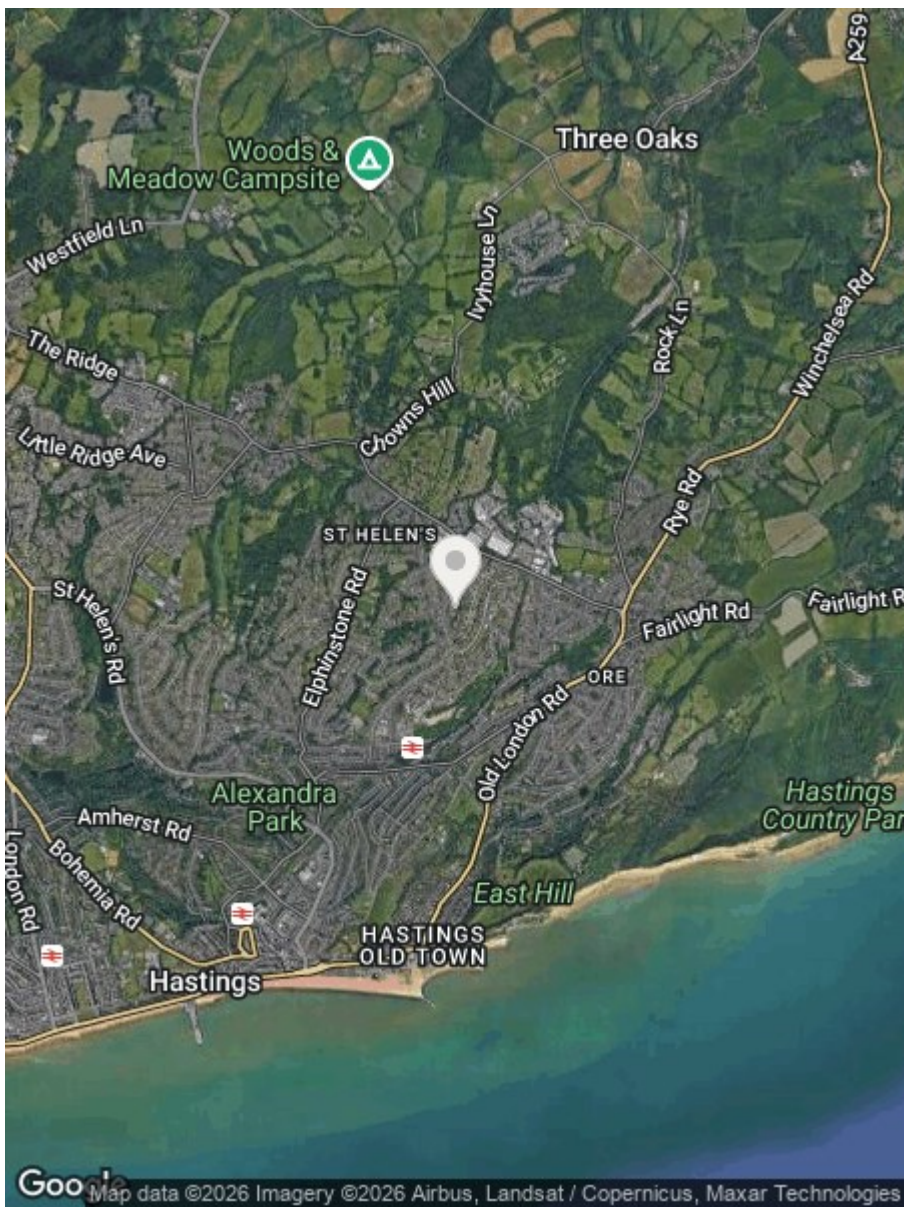
78.7 m<sup>2</sup>  
848 ft<sup>2</sup>

(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                                   |                         |           |
| (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 <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 - 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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