

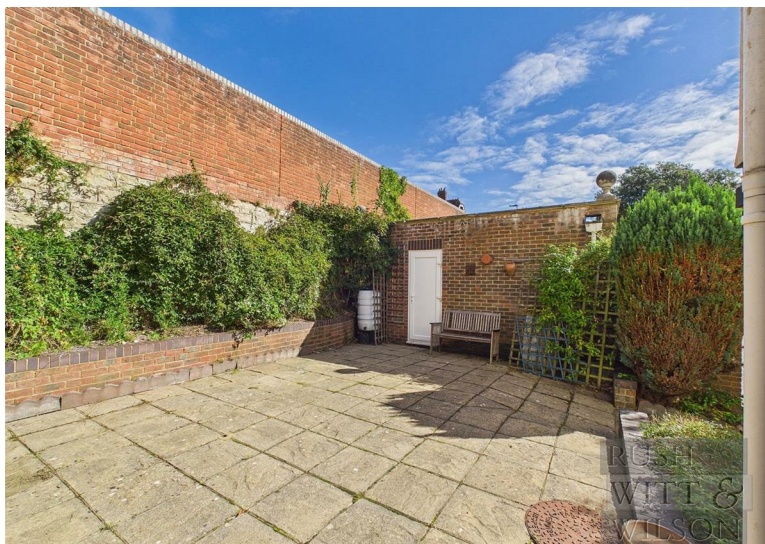
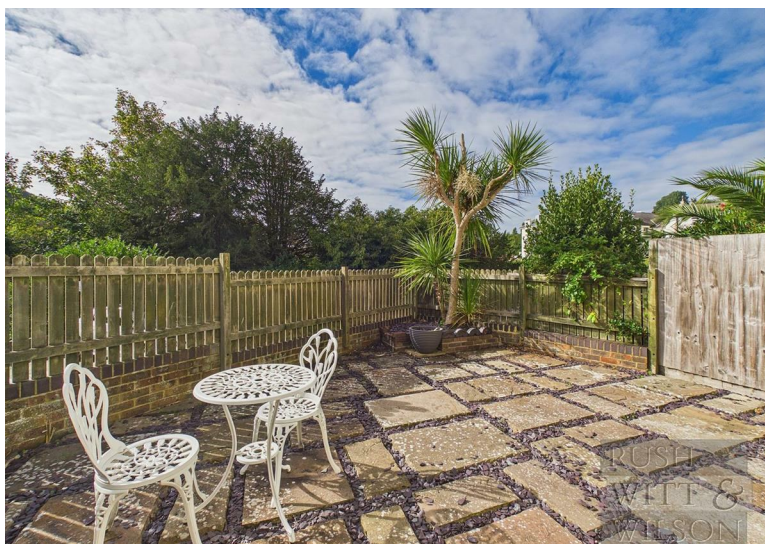
**RUSH
WITT &
WILSON**



RUSH
WITT &

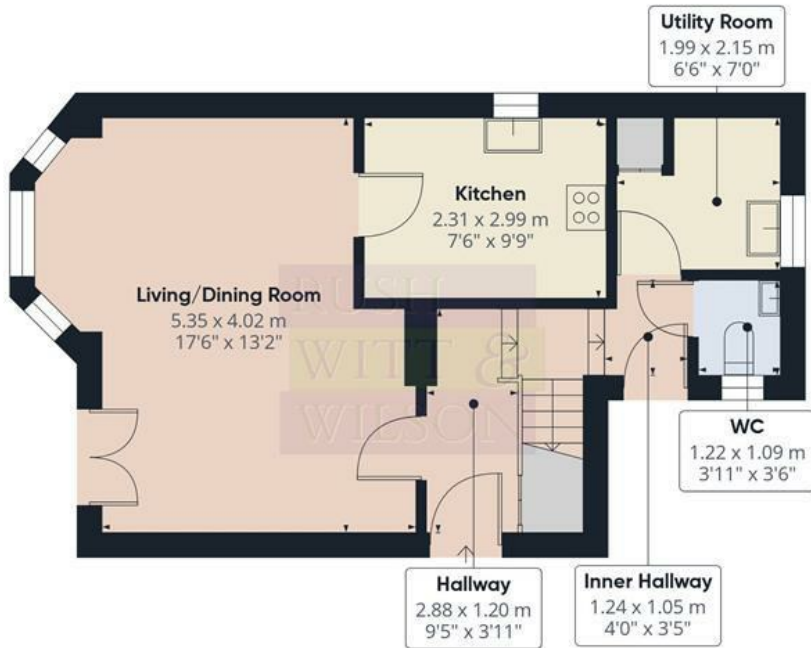
16 Marianne Park Dudley Road, Hastings, TN35 5PU
Offers In Excess Of £500,000 Freehold

Nestled within a charming gated development on Dudley Road, Hastings, this delightful four bedroom detached house offers a perfect blend of comfort and elegance. The property boasts a spacious living room that invites relaxation, alongside a well-appointed fitted kitchen and a separate utility room for added convenience. The ground floor also features a cloakroom, ensuring practicality for family living. Upstairs, you will find four generously sized bedrooms, including a master suite complete with an en-suite bathroom and a private balcony that presents stunning panoramic views over Hastings Old Town, the sea, and the picturesque East and West Hills. The fitted bathroom serves the remaining bedrooms, providing ample facilities for family and guests alike. The property has been meticulously maintained, showcasing a sunny wrap-around south-facing garden that is predominantly paved, complemented by well-stocked flower beds that add a touch of colour and charm. For those with vehicles, there is parking available for one car, along with a detached garage en-bloc for additional storage or parking needs. Situated in a conservation area, this home offers a serene outlook that feels far removed from urban life, yet is merely a short stroll from the vibrant heart of Hastings Old Town. The development is secured by electronic gates, ensuring both privacy and peace of mind. This property is an exceptional opportunity for those seeking a tranquil yet accessible lifestyle in one of Hastings' most desirable locations.

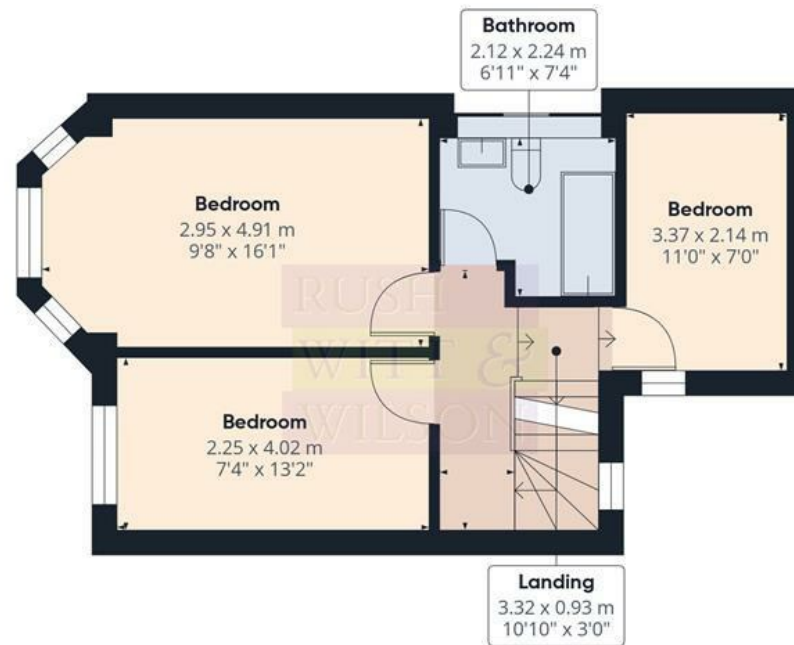




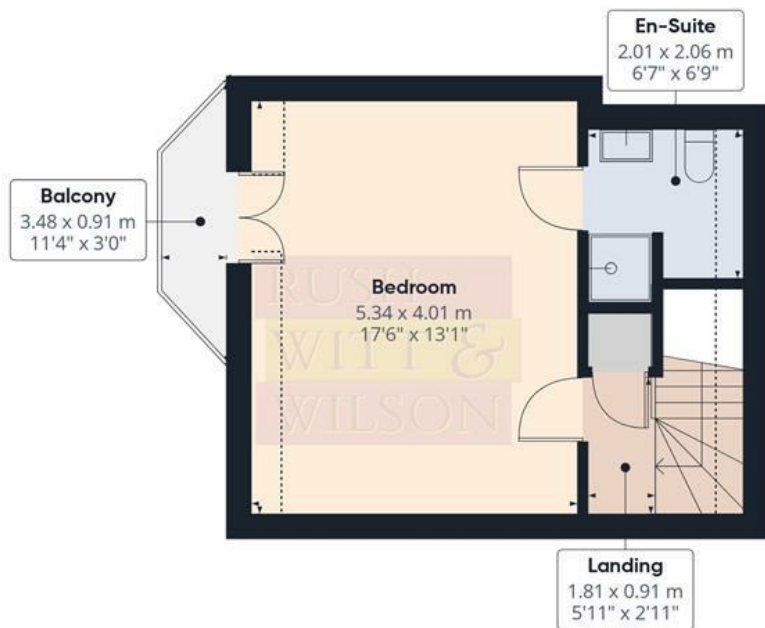




Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1



Floor 0 Building 2

Approximate total area^m

126.3 m²
1361 ft²

Balconies and terraces

2.4 m²
26 ft²

Reduced headroom

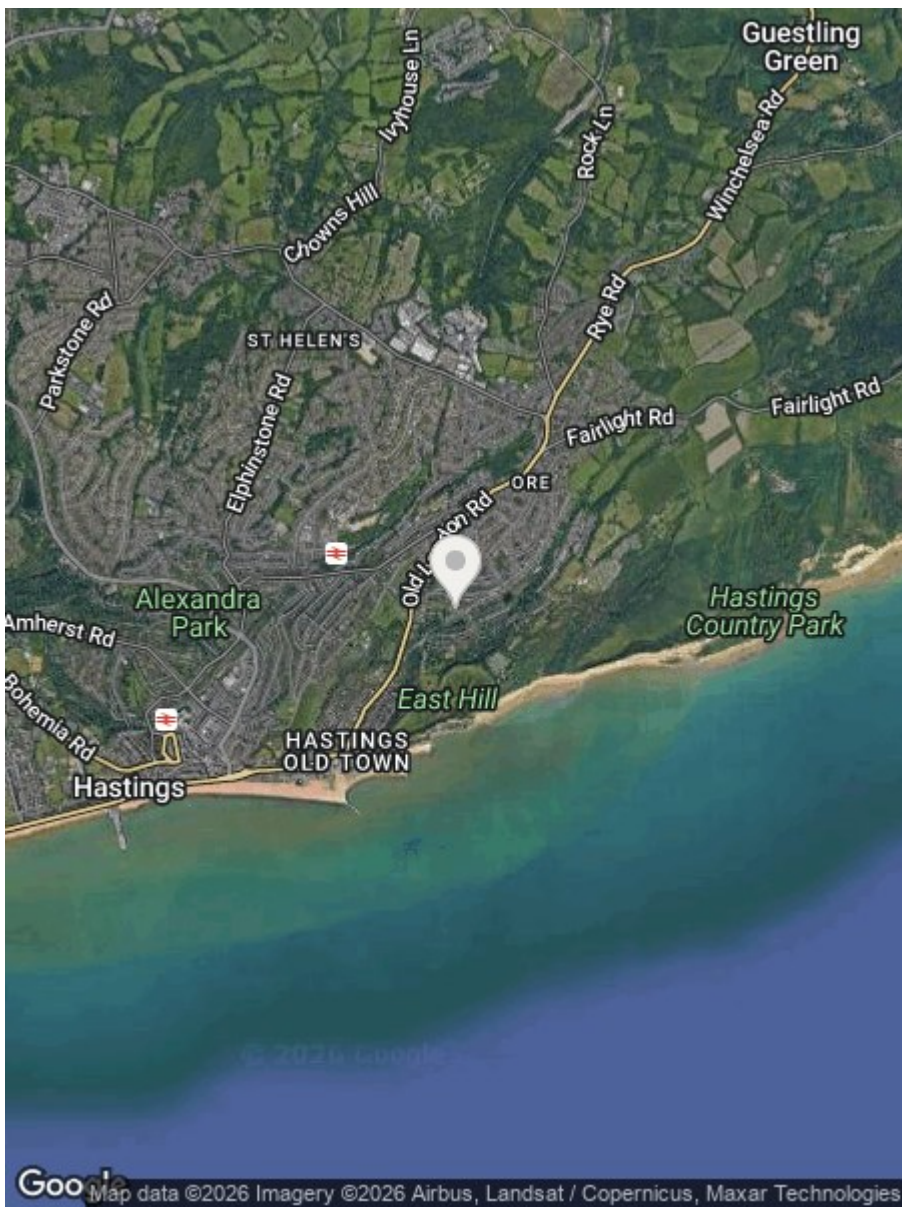
2.3 m²
24 ft²

(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.



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 - E

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**