

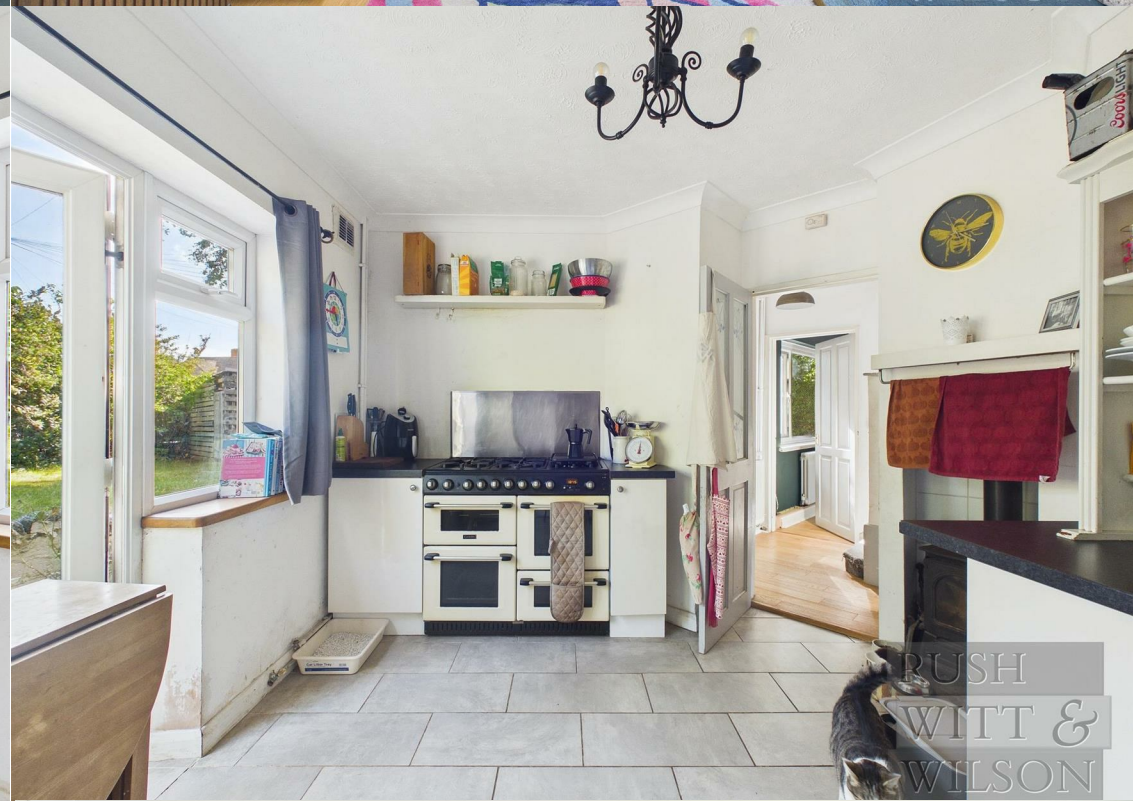
**RUSH
WITT &
WILSON**

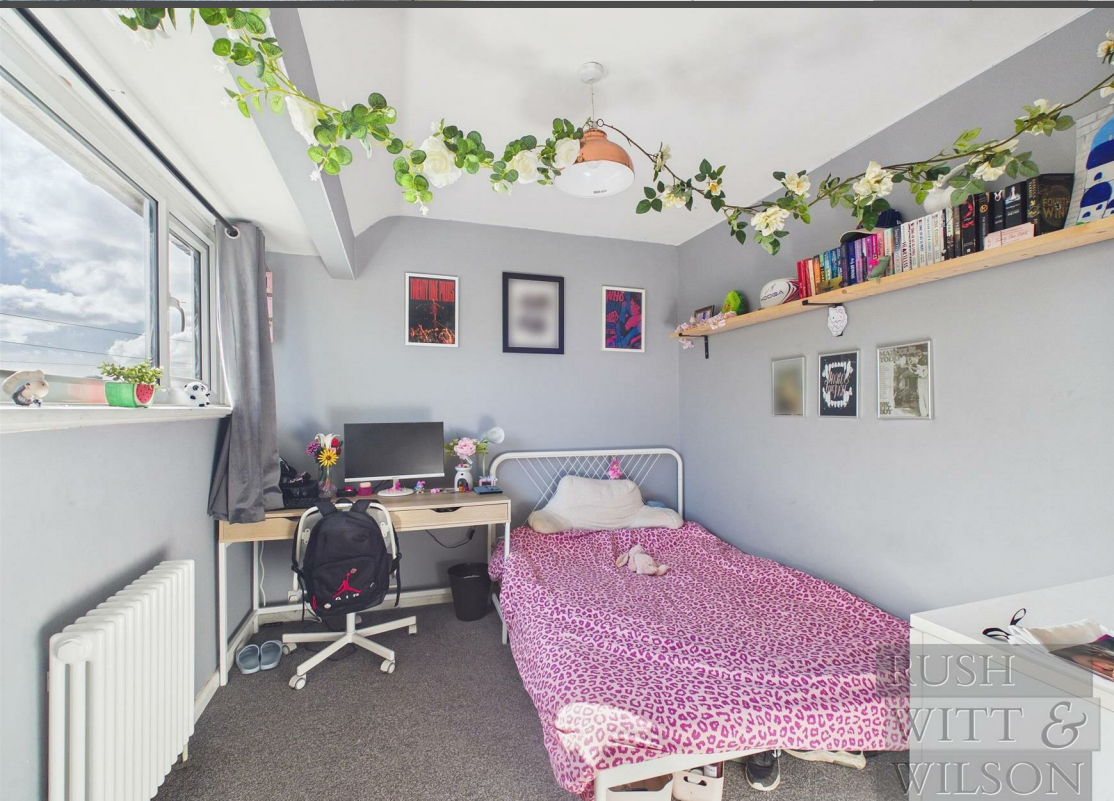


1 Mountbatten Close, Hastings, East Sussex TN35 4LE
Offers In Excess Of £290,000 Freehold

Nestled in the charming area of Mountbatten Close, Hastings, this delightful semi-detached family home offers a perfect blend of comfort and space. With three well-proportioned bedrooms, this property is ideal for families seeking a welcoming environment. The house features two inviting reception rooms, including a double aspect living room that fills the space with natural light, creating a warm and inviting atmosphere. The kitchen and breakfast room provide a practical area for family meals, while the separate dining room, which can also serve as a fourth bedroom, offers flexibility to suit your needs. The family bathroom is conveniently located for added convenience. Set on a private corner plot, this home boasts large south-facing gardens, perfect for enjoying sunny days and outdoor activities. The presence of open fireplaces adds a touch of character and warmth, making this property feel truly homely. Parking is a breeze with space for two vehicles, ensuring that you and your guests can come and go with ease. This property is not just a house; it is a place where memories can be made. With its ideal location and ample living space, this home is a wonderful opportunity for those looking to settle in Hastings. Don't miss the chance to make this charming property your own.









Floor 0



Floor 1

Approximate total area⁽¹⁾

87.4 m²

938 ft²

Reduced headroom

0.6 m²

7 ft²

(1) Excluding balconies and terraces

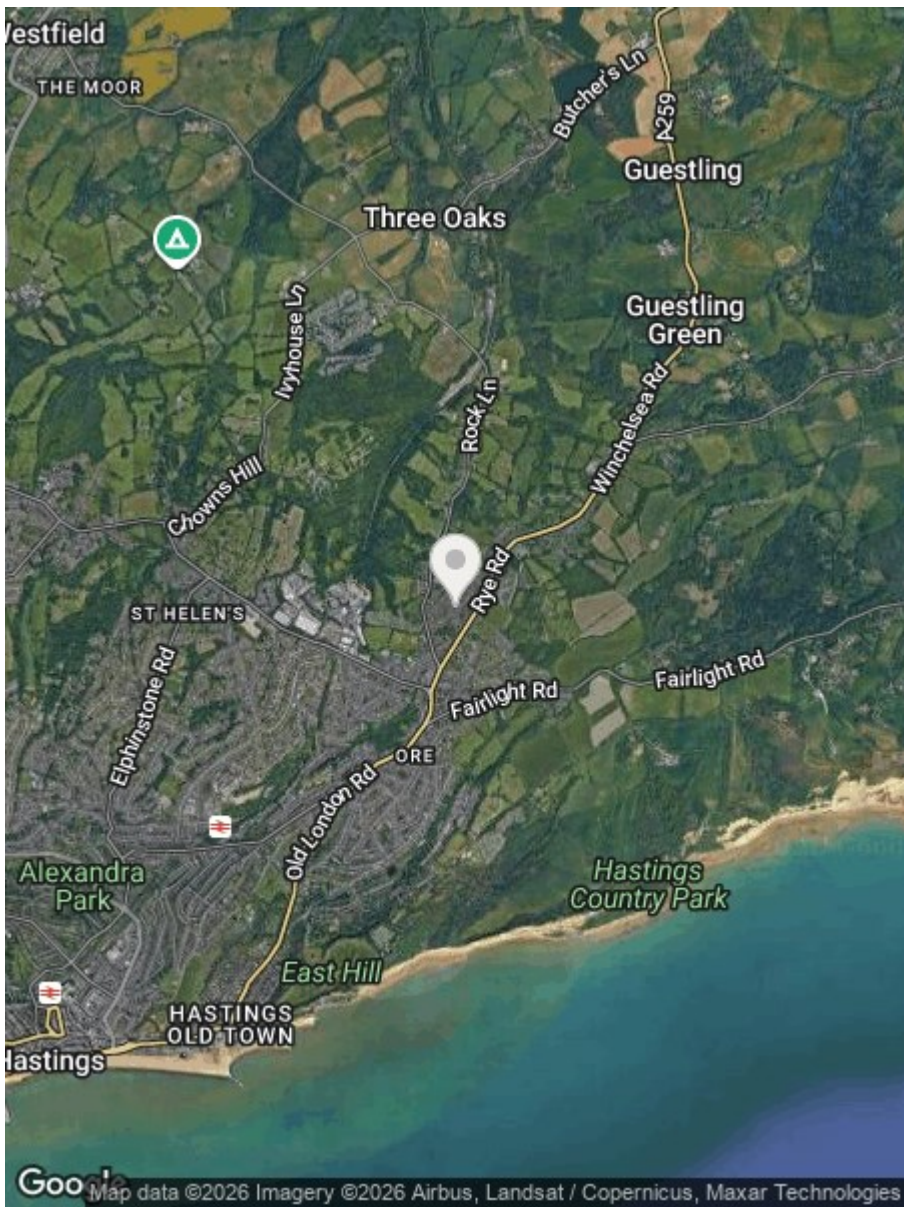
Reduced headroom

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.

GIRAFFE 360





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	72

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 - B

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**