

**RUSH
WITT &
WILSON**



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117 Ghyllside Avenue, Hastings, TN34 2QB
Offers In Excess Of £450,000

*****NEW BUILD***LARGE GARDEN*****

This stunning new build two bedroom detached bungalow that is beautifully presented throughout and comes with a 10 year Protec Guarantee. New build bungalows are rare to find and this property must be seen to fully appreciate. This new build has gone over and above for energy efficiency with the new air source heating system and underfloor heating. The accommodation offers a spacious entrance hall, open plan lounge/kitchen with integrated appliances to include washing machine, dishwasher, built in oven, ceramic hob, granite work surfaces and American style fridge/freezer, two double bedrooms, a stunning bathroom suite with roll top bath and separate shower. A large garden is found to the rear that enjoys the sun for the majority of the day and in addition there is block paved driveway providing parking for another two/three vehicles to the front. The local area is well served for local amenities and a choice of railway stations with convenient road links to both Hastings and Bexhill. Viewings are strongly encouraged for this exemplary new build in such a unique position and can be arranged via appointed sole agents Rush Witt & Wilson.









Approximate total area⁽¹⁾

802.77 ft²

74.58 m²

Balconies and terraces

248.97 ft²

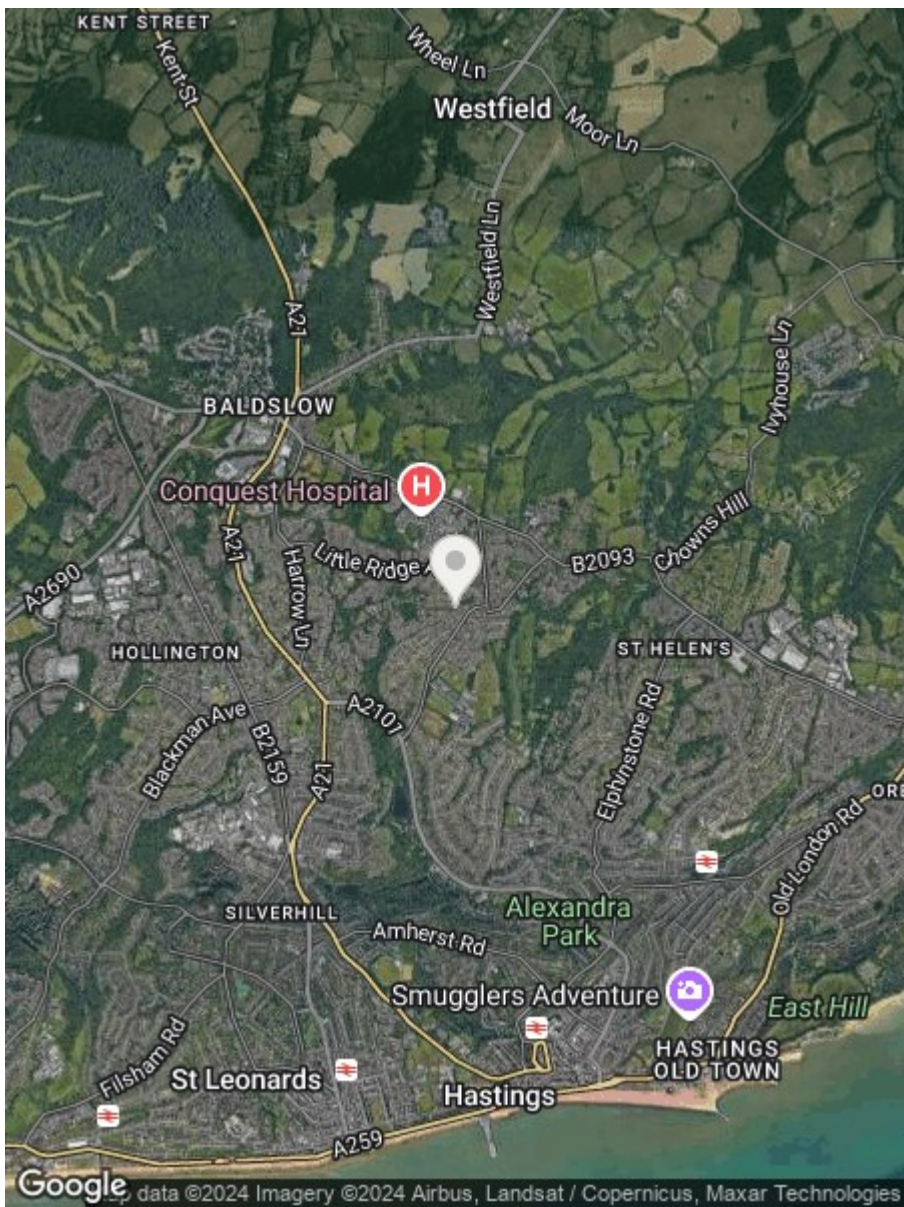
23.13 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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	

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