

**RUSH  
WITT &  
WILSON**



**22 Redmayne Drive, Hastings, TN34 1RD**  
**£400,000 Freehold**

**Guide Price £400,000 - £425,000**

**We are delighted to bring to the market this CHAIN-FREE, DETACHED FOUR-BEDROOM FAMILY HOME, ideally positioned within a quiet cul-de-sac on the outskirts of Hastings town centre. The property enjoys easy access to the town's extensive range of amenities, as well as the seafront, promenade and mainline railway station, providing convenient links to London. Offering excellent off-road parking, the property benefits from TWO DRIVEWAYS, a DETACHED GARAGE and a LARGE SOUTH-FACING GARDEN, making it an ideal choice for families. The well-proportioned accommodation is arranged over two floors and comprises an entrance hall, DOWNSTAIRS WC, spacious lounge, KITCHEN-DINER, separate UTILITY ROOM and conservatory. Upstairs, the landing provides access to FOUR BEDROOMS, with the principal bedroom benefiting from an EN-SUITE WC, together with a WET-ROOM STYLE SHOWER ROOM. Further benefits include GAS-FIRED CENTRAL HEATING and DOUBLE GLAZING THROUGHOUT. An excellent opportunity to acquire a substantial detached family home with generous parking, garage and a sizeable south-facing garden, offered to the market CHAIN FREE.**









**Floor 0** Building 1



**Floor 1** Building 1



**Floor 0** Building 2

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

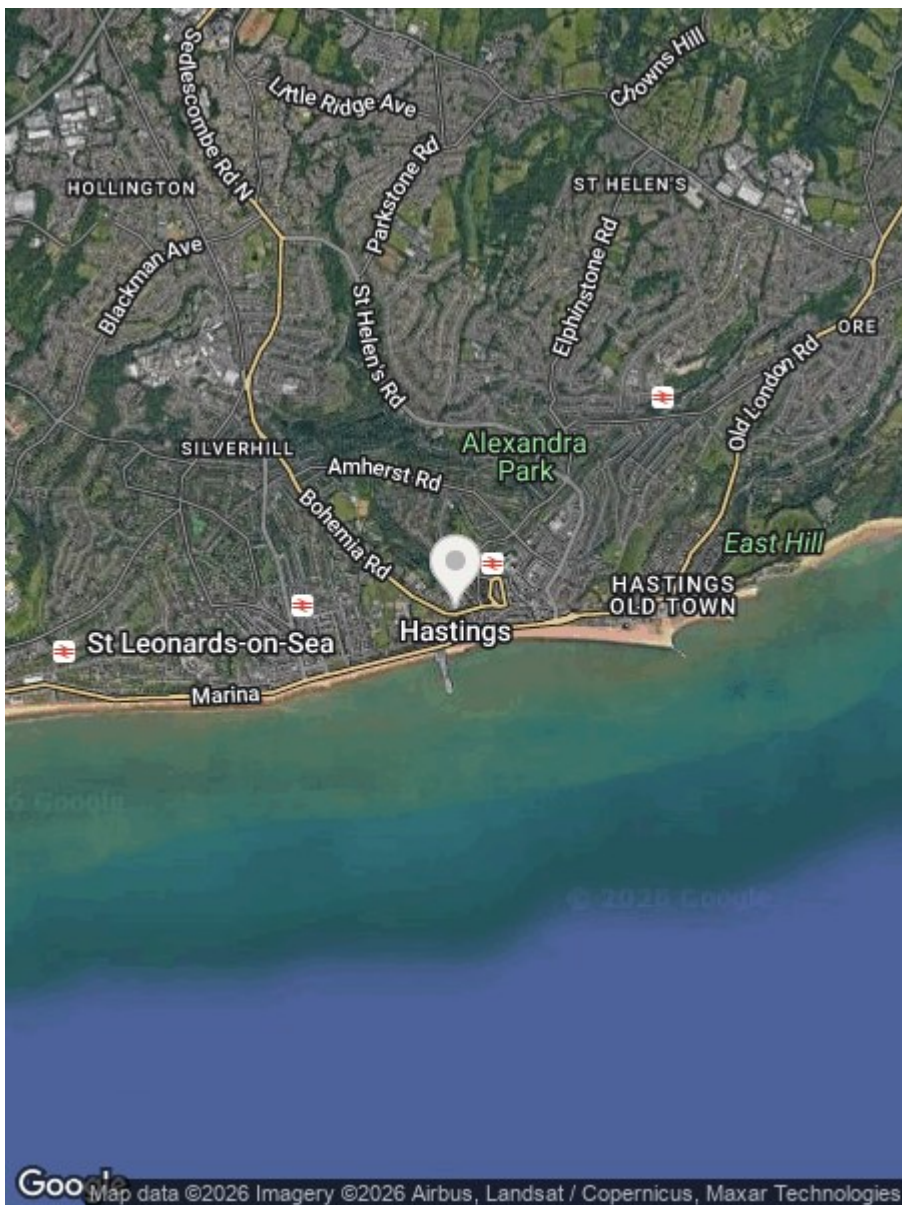
130.2 m<sup>2</sup>

1401 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.

**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 |         |           |
|                                             | 68      | 80        |
| 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 - 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  
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