

**RUSH
WITT &
WILSON**

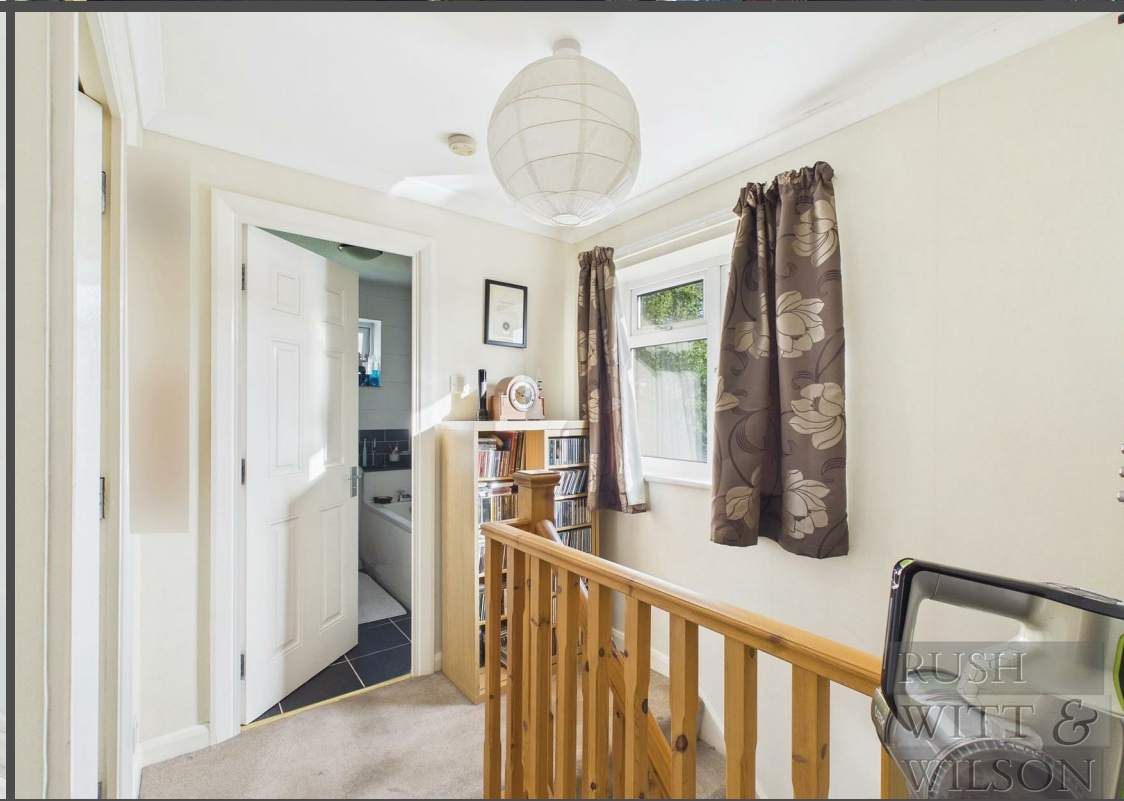


28 Birch Way, Hastings, TN34 2JZ
Offers In The Region Of £345,000 Freehold

Nestled in the desirable Birch Way, Hastings, this charming three bedroom semi-detached house offers a perfect blend of comfort and convenience. With two spacious reception rooms, this home provides ample space for both relaxation and entertaining. The open plan kitchen and dining area seamlessly flow into a delightful conservatory, creating an inviting atmosphere that overlooks the well-maintained garden, ideal for family gatherings or quiet evenings. The property boasts three well-proportioned bedrooms, ensuring plenty of room for family or guests. The upstairs main bathroom is conveniently located, providing easy access for all. Additionally, the house features off-road parking for two vehicles, along with a garage, making it a practical choice for those with multiple cars or needing extra storage space. Situated in the sought-after Blacklands area, this home is perfectly positioned for families, with local schools just a stone's throw away. The surrounding neighbourhood is known for its friendly community and accessibility to local amenities, making it an excellent choice for both first-time buyers and those looking to settle down. With its prime location, spacious living areas, and outdoor space, it presents a wonderful opportunity for anyone looking to enjoy the best of Hastings living. Do not miss the chance to make this lovely home your own.

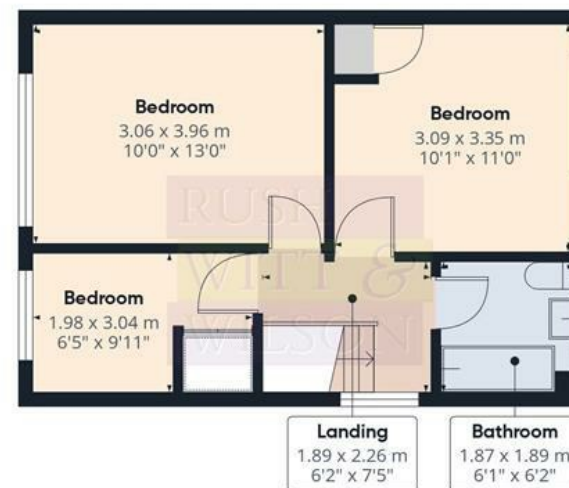








Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾

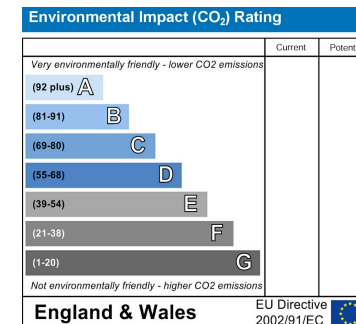
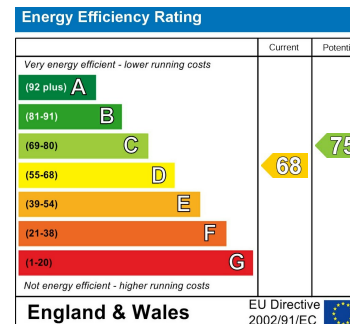
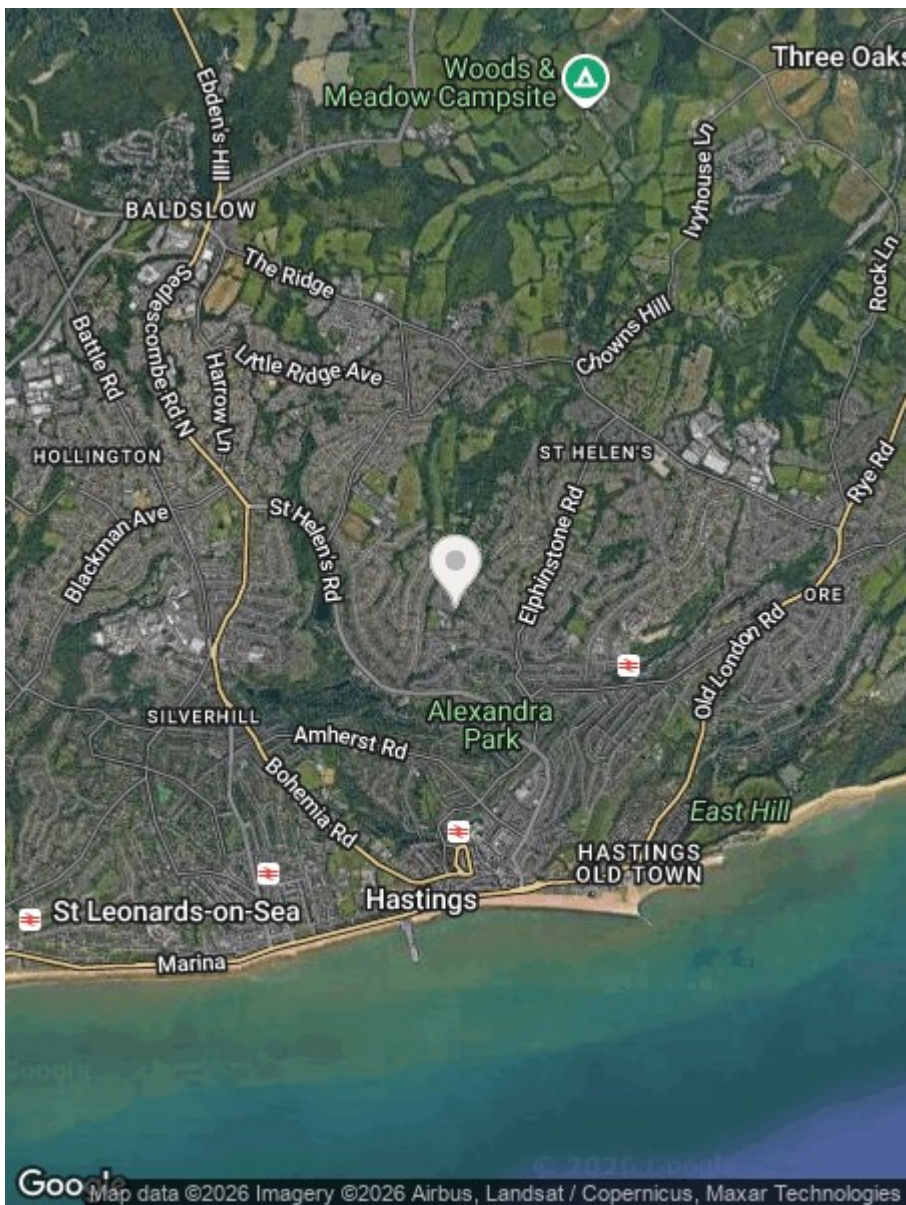
94.5 m²

1016 ft²

(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



Council Tax Band - C

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**