



## 27 The Heights, Hastings, TN35 5EP

A VERY WELL PRESENTED THREE BEDROOM, TWO RECEPTION ROOM DETACHED HOUSE PROVIDING DECEPTIVE SPLIT LEVEL ACCOMMODATION AND SITUATED WITHIN A SMALL RESIDENTIAL CUL-DE-SAC CLOSE TO HASTINGS COUNTRY PARK, ENJOYING EXTENSIVE SOUTH FACING VIEWS OVER HASTINGS TOWARDS THE SEA & BEACHY HEAD IN EASTBOURNE.

The property is ideally located just off Fairlight Road close to local bus services connecting to the historic towns of Hastings & Rye as well as being close to local amenities in Ore village and the Doctors surgery on Fairlight Road. The rear garden backs onto Tilekiln Lane which gives direct access into the stunning Hastings Country Park & Nature Reserve, perfect for the keen walker or dog owner.

The spacious accommodation includes a 23'2 x 14'10 living room with twin patio doors leading out to the rear garden with views beyond and a 14'10 x 8'8 kitchen/breakfast room. There is also a separate dining room at entrance hall level which could be used as a study or guest bedroom four as there is an adjoining downstairs shower room/w.c. To the first floor there are three bedrooms, each with outstanding views over fields and across Hastings towards the sea and Beachy Head and in addition, there is a contemporary shower room/w.c. Outside, there is a double width driveway and a 17'4 x 13'3 integral garage. The 45'0 x 42'0 rear garden is arranged on two levels with patio and lawns and enjoys a south facing aspect, again with views towards the sea.

Further benefits include gas central heating, double glazing and the property is to be sold CHAIN FREE. Viewing is considered essential with sole agent, Charles & Co.

**Price £470,000**



## 27 The Heights, Hastings, TN35 5EP



- Deceptive Detached Family House
- 23'2 x 14'10 Living Room
- Quiet Cul-de-Sac Location
- To Be Sold Chain Free
- Three Bedrooms, Two Reception Rooms
- 14'10 x 8'8 Fitted Kitchen
- Driveway & Double Garage
- Split Level Accommodation
- Stunning Sea Views To Rear
- Close to Shops & Country Park

### Entrance Porch

### Entrance Hall

12'9 x 6'0 (3.89m x 1.83m)

### Living Room

23'2 x 14'10 (7.06m x 4.52m)

### Kitchen/Breakfast Room

14'10 x 8'8 (4.52m x 2.64m)

### From Entrance Hall

### Dining Room/Bedroom Four

12'10 x 9'0 max (3.91m x 2.74m max)

### Shower Room/W.C

5'6 x 5'0 (1.68m x 1.52m)

### First Floor Landing

### Bedroom One

14'10 x 13'4 max (4.52m x 4.06m max)

### Bedroom Two

11'10 x 9'6 (3.61m x 2.90m)

### Bedroom Three

8'11 x 7'4 (2.72m x 2.24m)

### Front Garden

### Family Shower Room/W.C

7'0 x 6'0 (2.13m x 1.83m)

### Outside

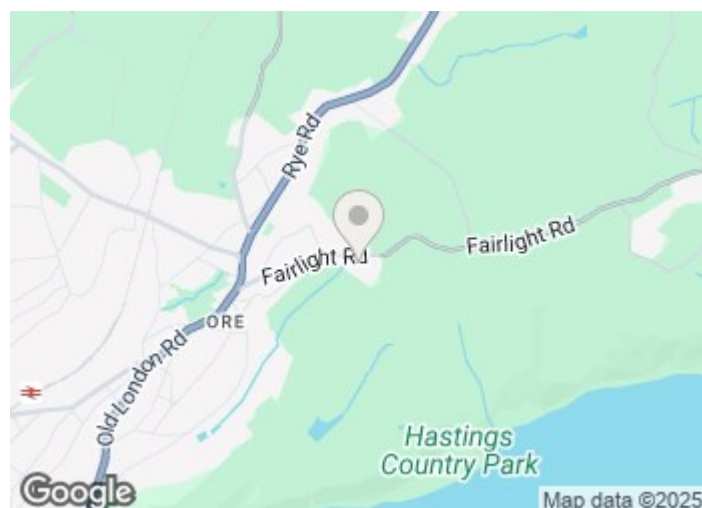
### Driveway

### Integral Double Garage

17'4 x 13'3 (5.28m x 4.04m)

### Rear Garden

45'0 x 42'0 (13.72m x 12.80m)







Floor Plan



TOTAL FLOOR AREA : 1469 sq.ft. (136.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	69	
(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	