



**The Ridge**  
**Hastings, East Sussex TN34 2RT**  
**£230,000 Freehold**

**Wyatt**  
**Hughes**  
Residential Sales

## The Ridge, Hastings, East Sussex TN34 2RT

Welcome to this charming two-bedroom mid-terrace house located on The Ridge in Hastings. Spanning an inviting 651 square feet, this well-presented property offers a comfortable living space ideal for individuals or small families.

Upon entering, you will find a bright and airy reception room that serves as the perfect space for relaxation or entertaining guests. The kitchen is conveniently situated, providing a functional area for meal preparation. Upstairs, you will discover two well-proportioned bedrooms, along with a main family bathroom that caters to all your needs.

This property benefits from allocated parking for one vehicle, ensuring ease of access. The location is particularly advantageous, being close to Conquest Hospital and a variety of local shops, all within walking distance.

Additional features include a gas boiler and radiators for efficient heating, as well as double glazing throughout, which enhances energy efficiency and comfort. The private rear garden offers a tranquil outdoor space, perfect for enjoying the fresh air or hosting gatherings.

With no onward chain, this property is vacant and ready for you to move in. Whether you are looking for a new home or an investment opportunity, this delightful house on The Ridge is not to be missed.



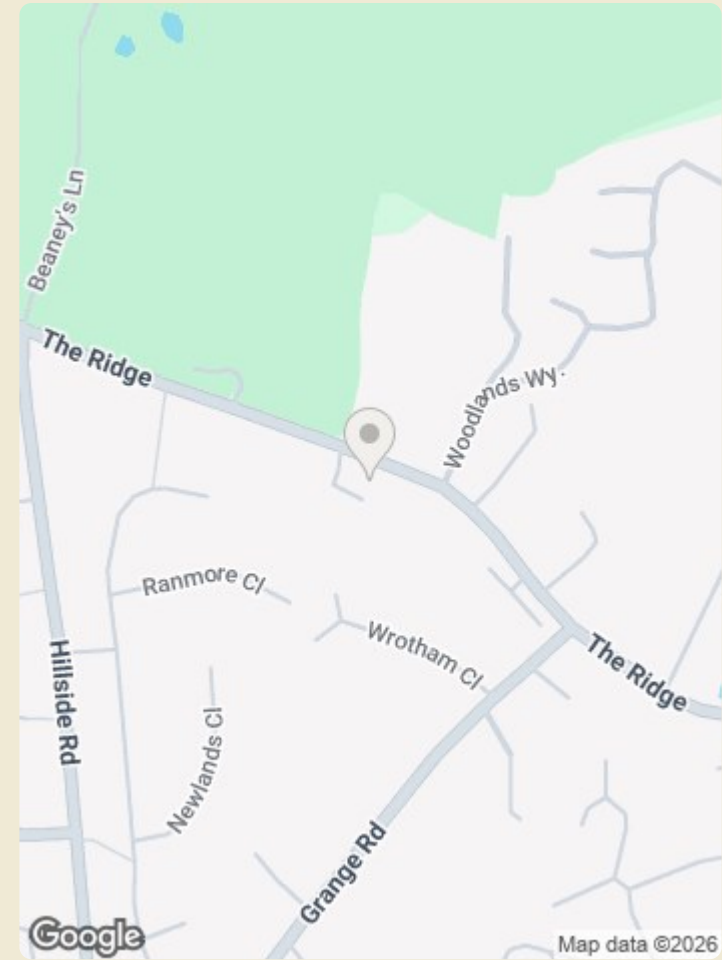
- EPC RATING C
- TWO BEDROOMS
- PRIVATE GARDEN
- 651 SQ FT
- MID TERRACE HOUSE
- TAX BAND B
- NO ONWARD CHAIN
- ALLOCATED PARKING SPACE
- MODERN FITTED KITCHEN

# The Ridge

Approximate Gross Internal Floor Area  
651 sq. ft / 60.47 sq. m



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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>		<b>92</b>	(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>	<b>75</b>		(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>
			EU Directive 2002/91/EC

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.

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