



**Old Humphrey Avenue
Hastings, TN34 3BT**

Offers over £500,000 Freehold

**Wyatt
Hughes**
Residential Sales

Old Humphrey Avenue, Hastings, TN34 3BT

Welcome to Old Humphrey Avenue, a fantastic house tucked in the heart of Hastings Old Town.

This charming four-bedroom terrace house is located in the heart of Hastings Old Town, offering a perfect blend of character and practicality across four floors. The open-plan living and dining area provides a spacious feel, making it ideal for family life or entertaining, plus keeping things cosy with a working log burner. The stylish kitchen features a large island, providing both a practical space for cooking and a great spot to gather, with double doors opening onto the courtyard garden.

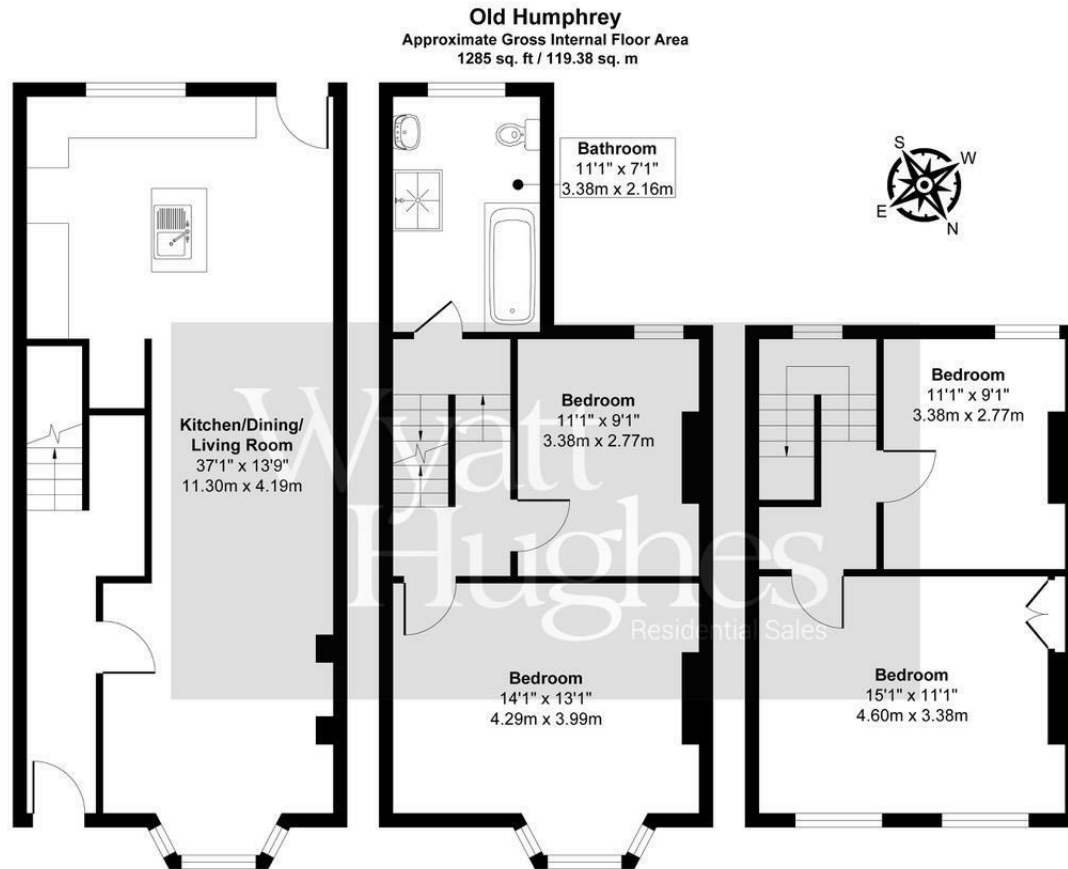
The layout of the property ensures plenty of natural light flows throughout, and the accommodation offers flexibility to suit various needs. Upstairs, the four well-proportioned bedrooms provide ample space for rest and relaxation, the rear rooms offering views over the Churchyard.

The house also benefits from a private courtyard garden, a perfect spot for outdoor dining or enjoying a bit of quiet time. With original features and a modern twist throughout, this home captures the charm of its location while providing the convenience of contemporary living.

Hastings Old Town offers a mix of independent shops, cafes, and galleries, and is only a short walk from the beach and the town’s main amenities. This home provides a fantastic opportunity to live in one of the most desirable areas in Hastings.

- FABULOUS FOUR BEDROOM TERRACE HOME
- COUNCIL TAX C
- QUIET AVENUE LOCATION IN THE HEART OF HASTINGS OLD TOWN
- CHARACTERFUL HOME WITH MODERN TWIST
- OPEN PLAN DINING/LIVING
- STYLISH KITCHEN WITH ISLAND
- CLOSE TO LOCAL STORES OF HASTINGS OLD TOWN
- CLOSE TO HASTINGS SEAFRONT AND BEACH
- OVER FOUR FLOORS



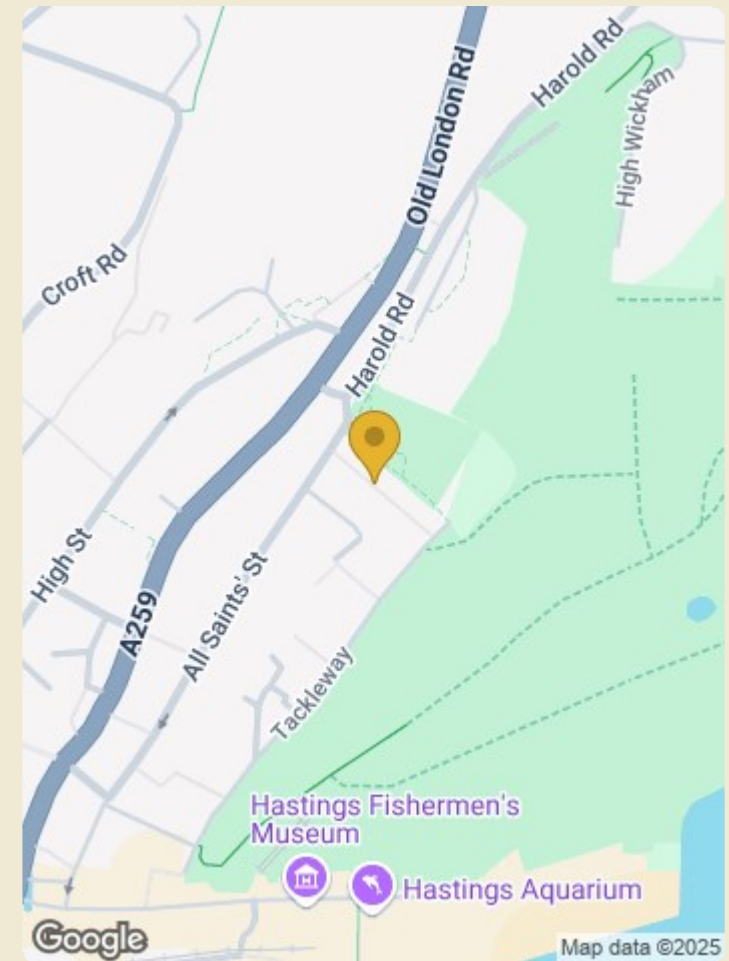


GROUND FLOOR

FIRST FLOOR

SECOND FLOOR

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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		84	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D	58		(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	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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