

**RUSH  
WITT &  
WILSON**



**RUSH  
WITT &**

**44 St. Marys Terrace, Hastings, TN34 3LR  
£548,000**

We encourage you to visit this MID TERRACED 3/4 BEDROOM home is located on a fantastic street within Hastings and is set across THREE FLOORS with the internal condition being of a good standard throughout. Upon entering the house the ground level consists of entrance porch leading to the current setup being a dining space which then leads through to the kitchen space. The property has versatile accommodation and offers the option of changing rooms to suit your requirements. There is a COURTYARD GARDEN space with steps up to the main garden area which is elevated and mostly laid to lawn. As you progress to the upper floors there is what is currently used as the MAIN SITTING ROOM, but this could be used as a bedroom if preferred. A further bedroom is located opposite this room with a SEPARATE W/C. On the top floor there are a further two BEDROOMS with the main bedroom to the frontal aspect offering FABULOUS TOWNSCAPE VIEWS TOWARDS THE SEA. Situated in a sought after position on the West Hill with a beautiful aspect, it's within walking distance to the seafront and both Hastings Old Town and Town centre where there are shopping facilities and a mainline railway station with connections to London. Ore railway station is also within walking distance. We look forward to showing you around this wonderful example of an older style property.







RUSH  
WITT &  
WILSON



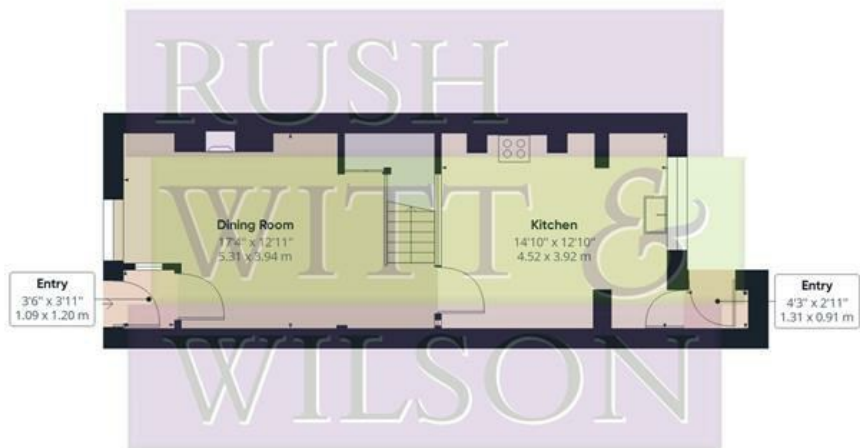
RUSH  
WITT &  
WILSON



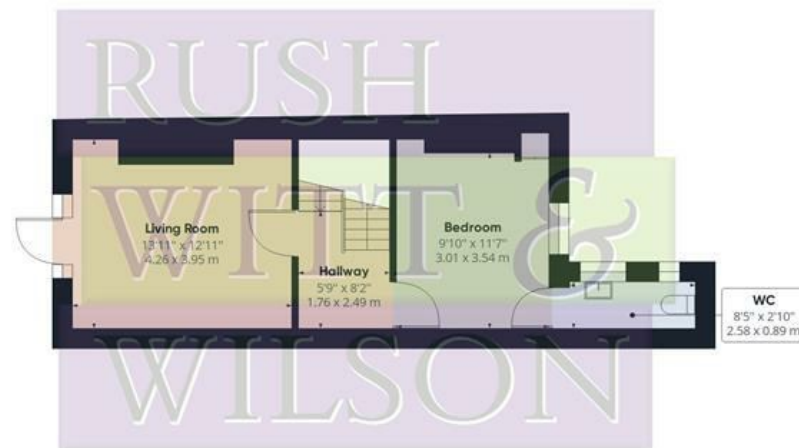
RUSH  
WITT &  
WILSON



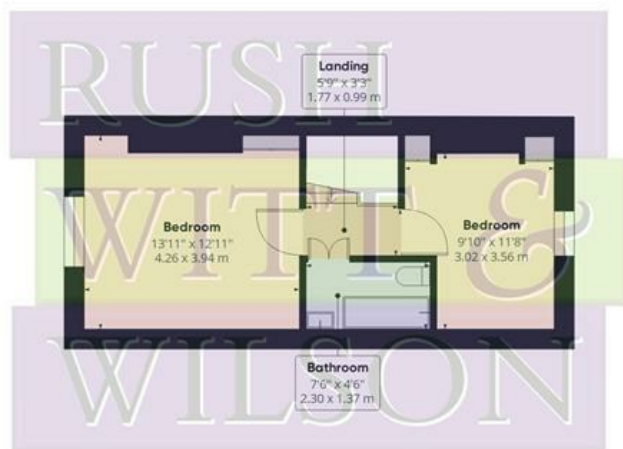
RUSH  
WITT &  
WILSON



Floor 0



Floor 1



Floor 2

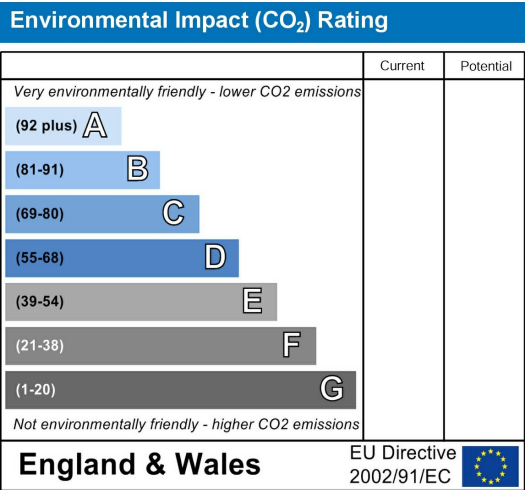
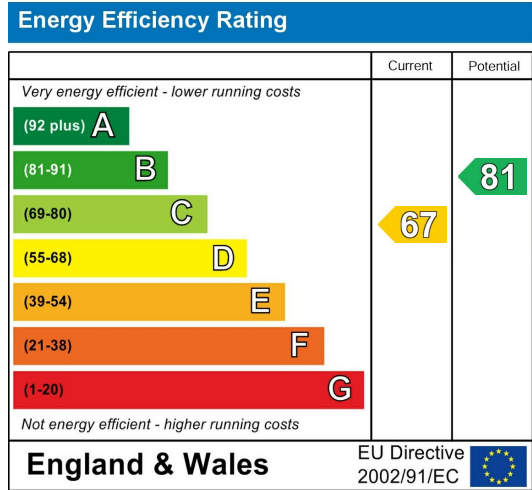
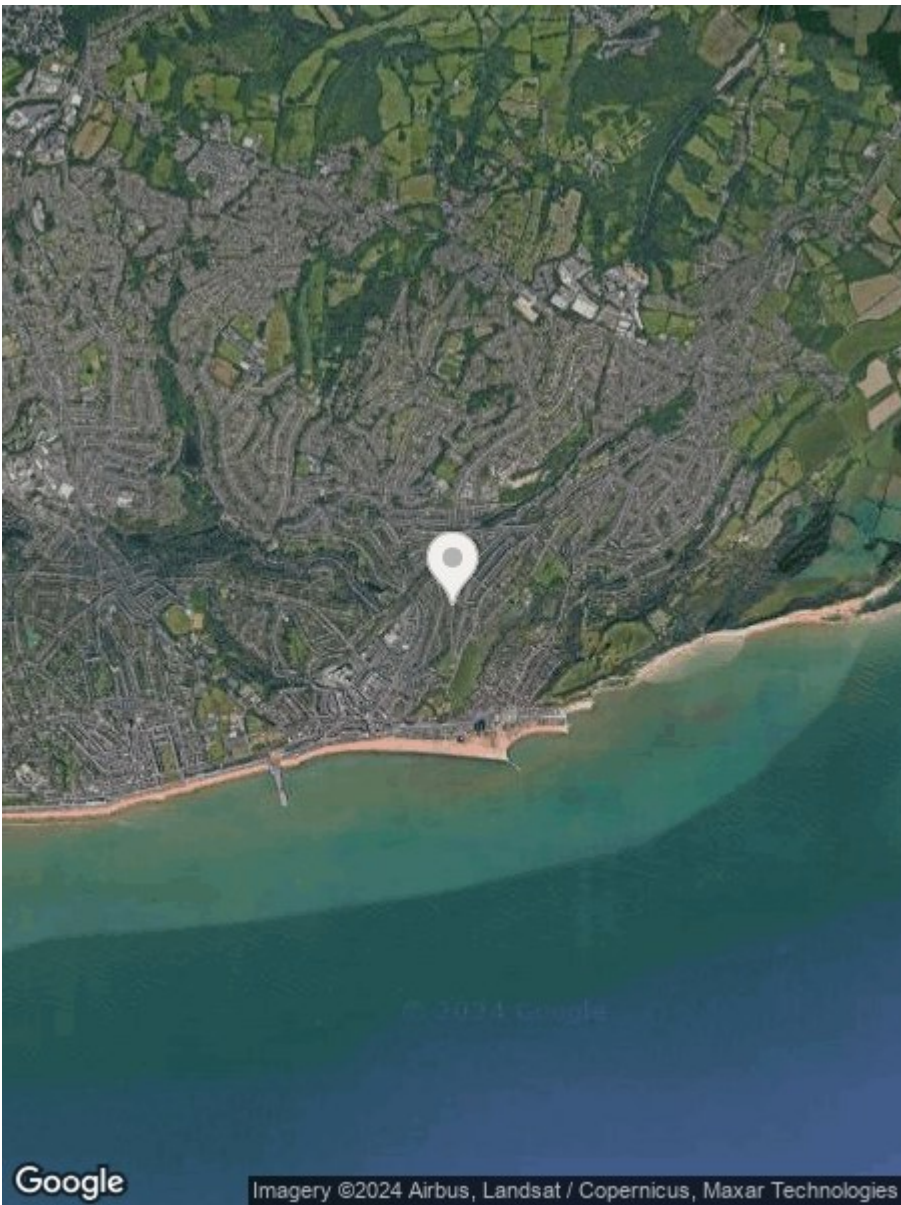
Approximate total area<sup>(1)</sup>

1194.65 ft<sup>2</sup>

110.99 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.



**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**