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**9 Amherst Road, Hastings, TN34 1TT
Guide Price £550,000 - £600,000**

GUIDE PRICE £550,000 - £600,000 A fantastic opportunity to acquire this three bedroom detached family home situated in one of Hastings most desirable locations. The property offers an entrance hall, large living/dining room, kitchen, utility room and shower room/wc, to the first floor three well appointed bedrooms that could be changed to four bedroom, bathroom/wc and en-suite bathroom/wc to the main bedroom. The property has a large amount of potential with a possible garage conversion that could offer a self-contained annex (subject to the usual planning consents). Externally the property enjoys a driveway providing off road parking for multiple vehicles, garage and to the rear a fantastic 100ft rear garden. A brilliant location that is within close proximity to Amherst Tennis Club, Alexandra Park, Hastings town centre, local bus routes and good local schooling. Properties in this location rarely remain on the open market for any length of time so early viewings come highly recommended via appointed sole agents Rush Witt & Wilson.







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Floor 0



Floor 1

Approximate total area⁽¹⁾

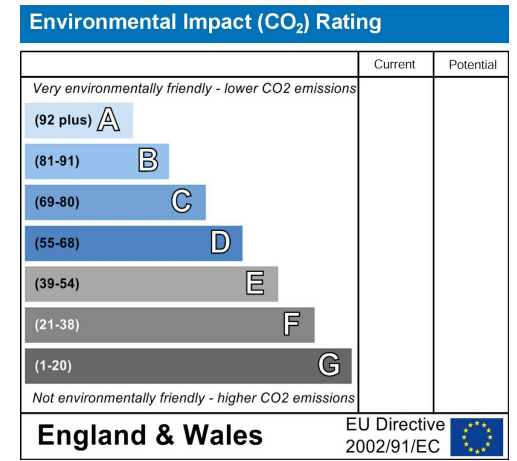
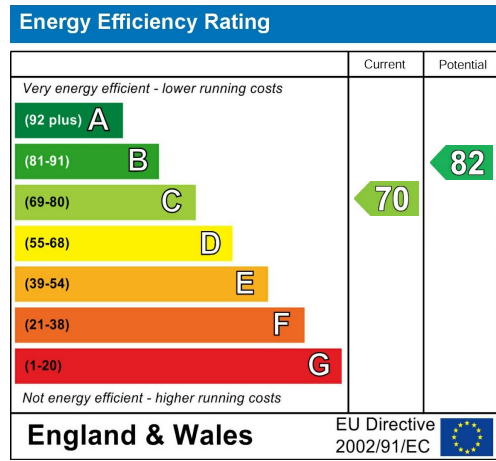
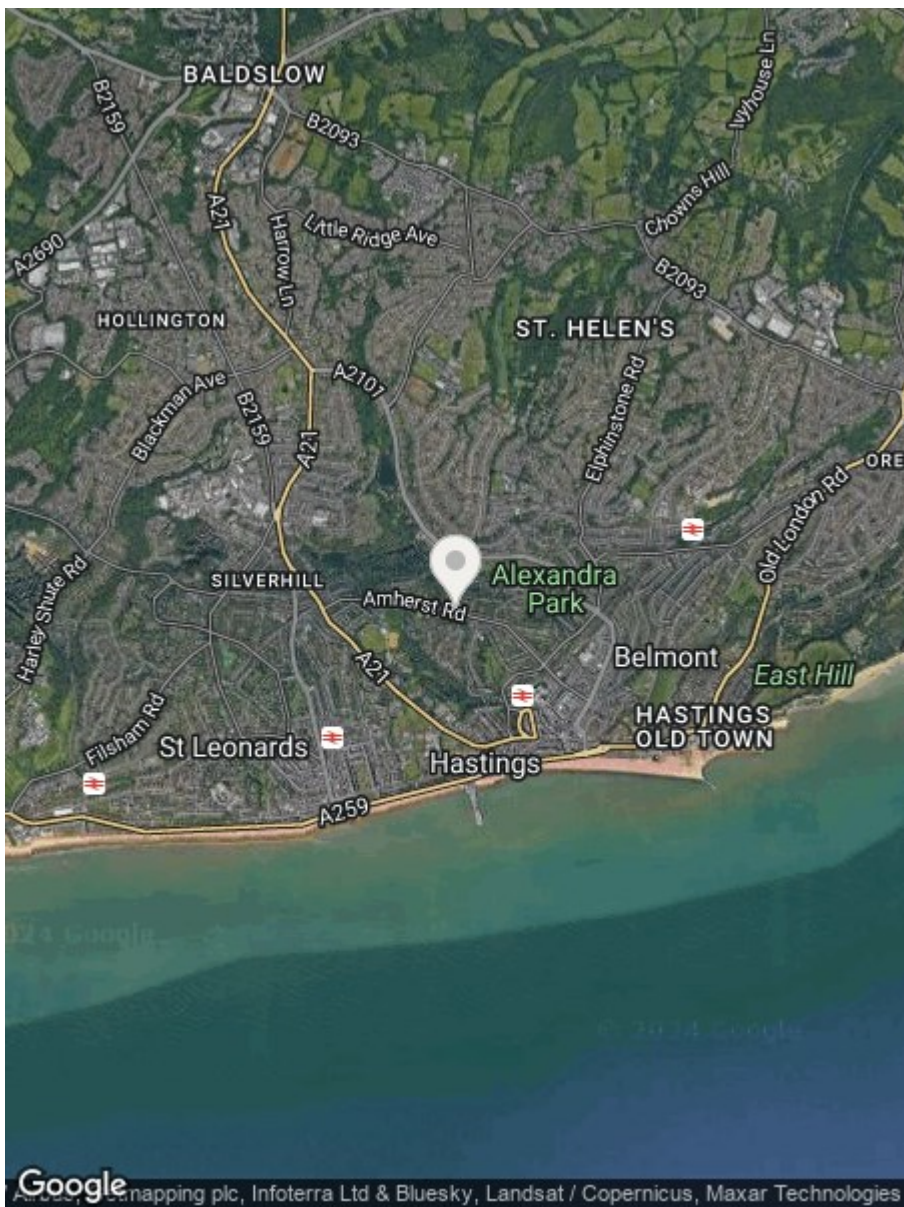
1954.56 ft²

181.58 m²

(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.

GIRAFFE360



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