

**RUSH
WITT &
WILSON**



RUSH
WITT &

436 Old London Road, Hastings, East Sussex TN35 5BB
Offers In Excess Of £240,000

CHAIN FREE This charming Victorian terraced house offers a delightful blend of original features and modern living. With three well-proportioned bedrooms and a spacious reception area, this property is perfect for families seeking comfort and convenience. As you enter, you are greeted by a bright, bay-fronted living room that seamlessly flows into the dining room, creating an inviting space for entertaining or relaxing with loved ones. The fitted kitchen/breakfast room, located at the rear of the house, boasts ample storage and easy access to the enclosed rear garden, making it a practical choice for everyday living. Additionally, a downstairs cloakroom adds to the convenience of this home. The first floor comprises three bedrooms, two of which are generous doubles, providing plenty of space for family members or guests. The bathroom features a bath with a shower and screen over, ensuring a comfortable and functional space for all. One of the standout features of this property is the lovely rear garden, which includes a patio area ideal for al-fresco dining, complemented by a generous lawn and a handy storage shed. This outdoor space is perfect for children to play or for hosting summer gatherings. Situated just a short stroll from the shopping facilities at Ore Village, Hastings' historic Old Town, and the picturesque seafront, this home is ideally located for those who appreciate both convenience and charm. With a wealth of original features throughout, including high ceilings and bay windows, this property truly embodies the character of a Victorian home. Offered for sale chain-free, this fantastic family home is not to be missed. Whether you are looking to settle down or invest, this property presents an excellent opportunity in a sought-after location.

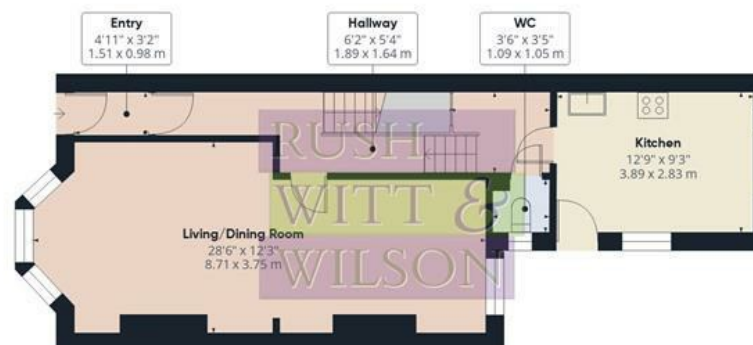








Floor -1



Floor 0



Floor 1

Approximate total area^m

1231 ft²

114.4 m²

Reduced headroom

10 ft²

0.9 m²

(1) Excluding balconies and terraces

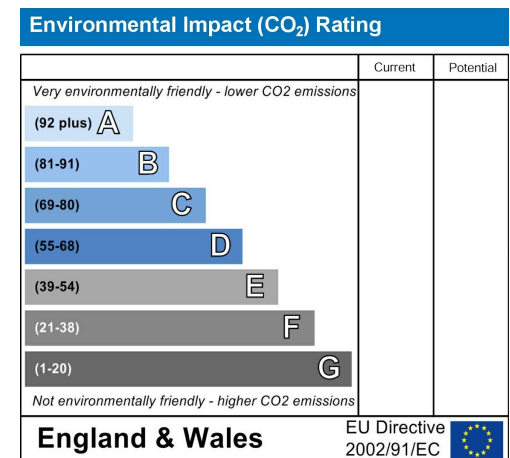
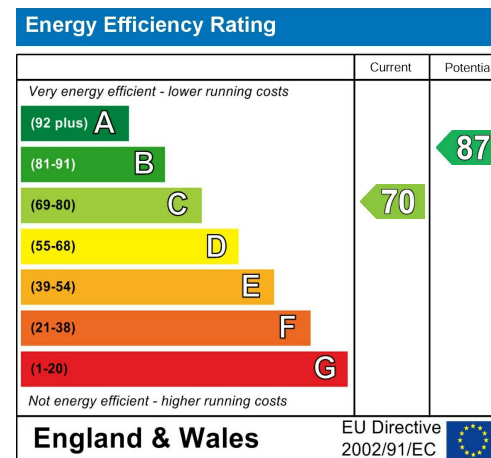
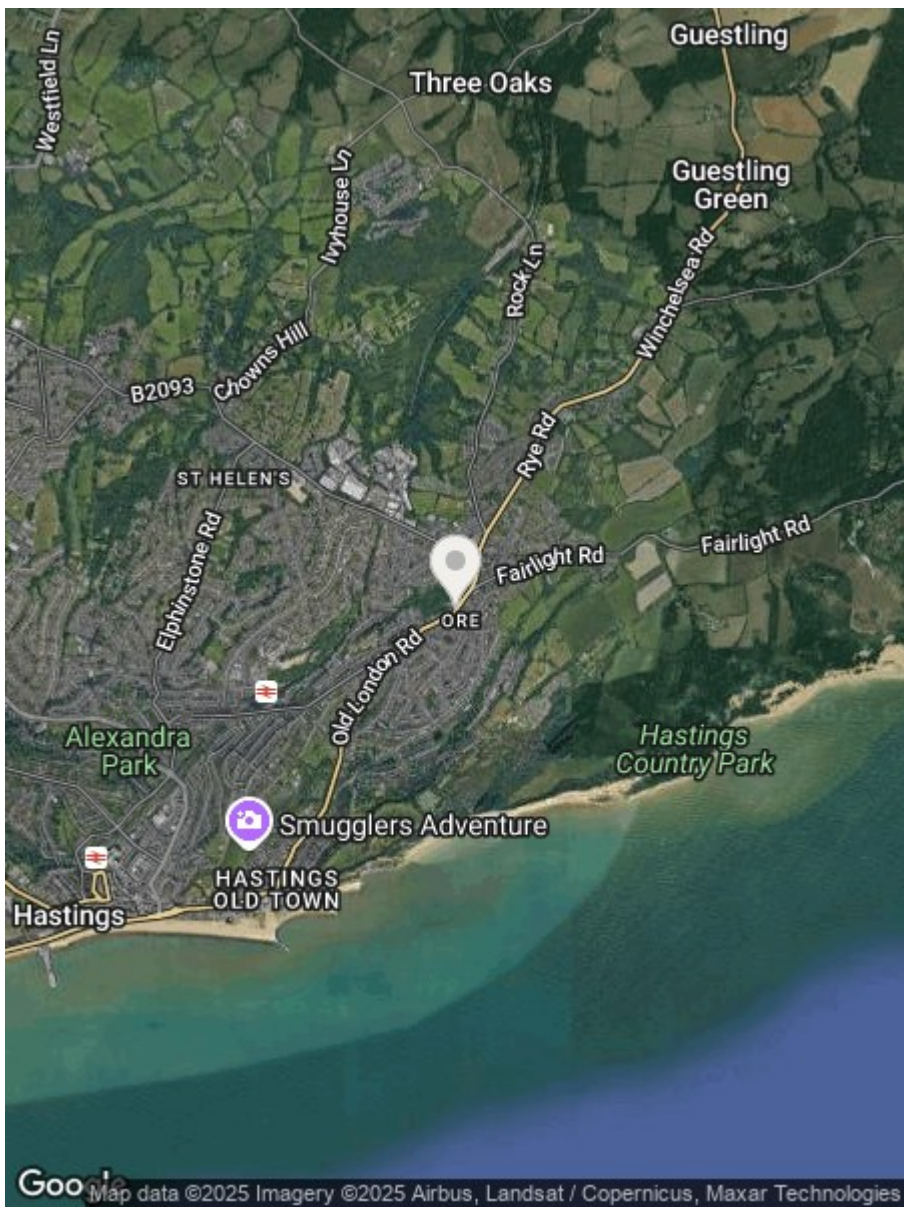
Reduced headroom

..... Below 5 ft/1.5 m

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

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



**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**