

**RUSH
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94 Rye Road, Hastings, TN35 5DG
Guide Price £200,000 - £220,000 Freehold

**** GUIDE PRICE £200,000 - £220,000 ** Well-Presented Two Bedroom Semi-Detached Home with Generous Garden & Workshop – Fantastic Central Location in Ore Village**

An increasingly rare opportunity to purchase a freehold two-bedroom semi-detached house at this price point. Perfectly positioned just moments from the heart of Ore Village, this well-maintained home is within walking distance of local shops, amenities, and an Aldi supermarket – making it a highly convenient and desirable choice for a wide range of buyers.

The accommodation is thoughtfully arranged, beginning with a welcoming entrance hall leading to a fitted kitchen, a separate utility cupboard, and a ground floor bathroom suite. To the rear, the spacious reception room features a fireplace recess and enjoys lovely views over the garden, with direct access into the conservatory, offering additional living space.

Upstairs, you'll find two well-proportioned bedrooms, ideal for both homeowners and investors alike.

Externally, the property benefits from a generous rear garden with a brick-built workshop, providing excellent potential for storage, hobbies, or even conversion to a home office.

Additional features include gas central heating, double glazing, and excellent transport links nearby, with regular bus routes and easy road access.









Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾

636 ft²

59 m²

(1) Excluding balconies and terraces

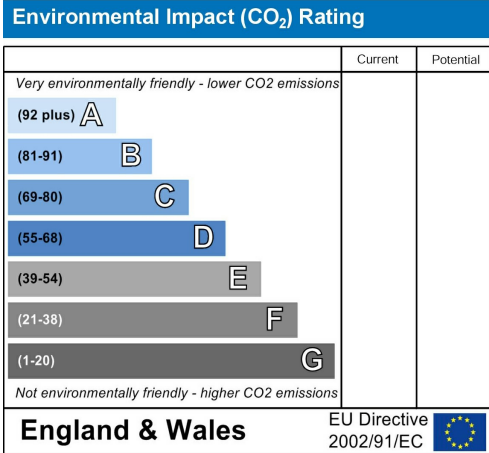
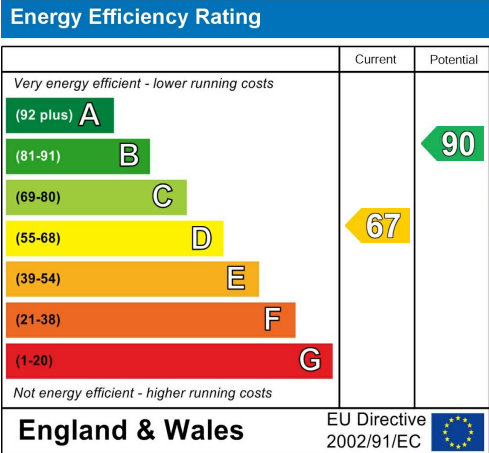
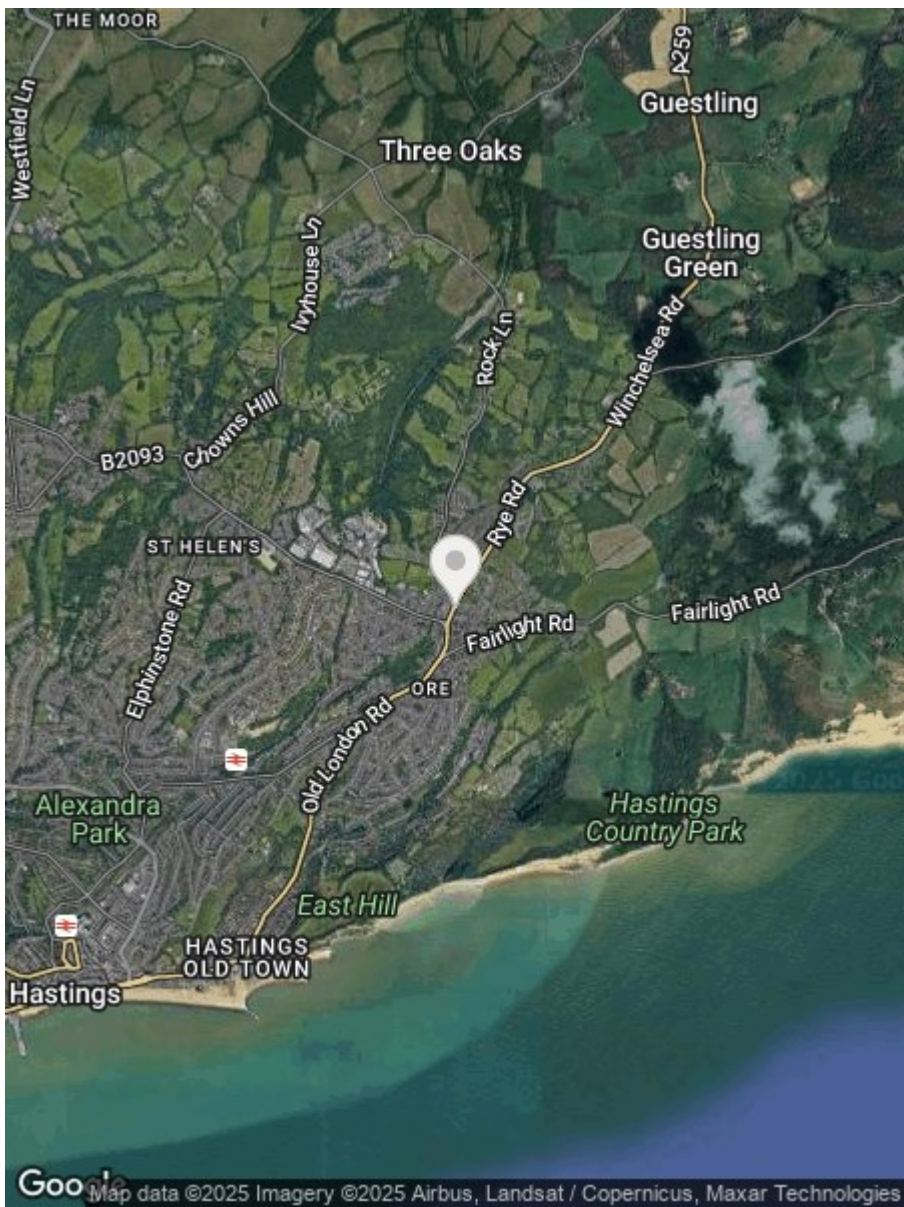
Reduced headroom

..... 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.

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**RUSH
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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