

**RUSH  
WITT &  
WILSON**



**138 Frederick Road, Hastings, East Sussex TN35 5AU**  
**Offers In Excess Of £360,000**



**Welcome to this stunning FIVE BEDROOM modern townhouse located on Frederick Road in the popular Ore area of Hastings. This immaculately presented property is sure to impress with its spacious layout and convenient location. As you step inside, you are greeted by two reception rooms that offer plenty of space for entertaining or relaxing with family. The two bathrooms ensure that there is never a queue during busy mornings, adding a touch of luxury to everyday life. This beautiful house boasts five bedrooms, providing ample space for a growing family or for those who enjoy having guests over. The property's modern design and well-maintained condition make it a truly inviting place to call home. Situated close to Ore Train Station, local amenities, bus services, and schools, this townhouse offers both convenience and comfort. The added bonus of a driveway and integral garage/utility room provides practicality and extra storage space for your convenience. Don't miss out on the opportunity to make this wonderful property your new home. Contact us today to arrange a viewing and experience the charm and elegance of this modern townhouse in the heart of Hastings.**



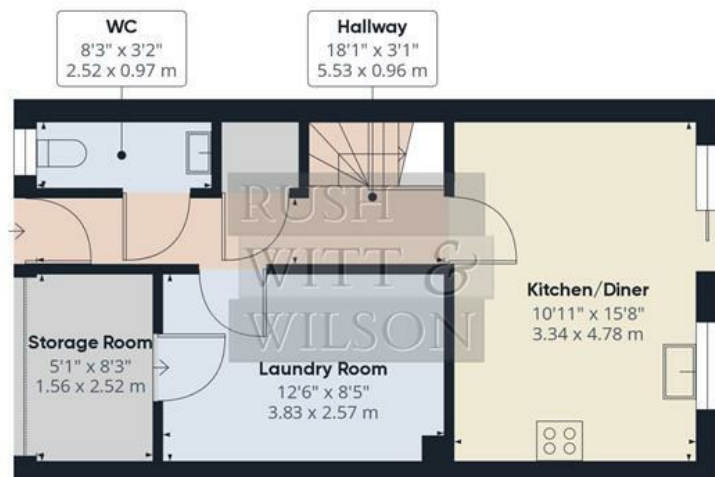




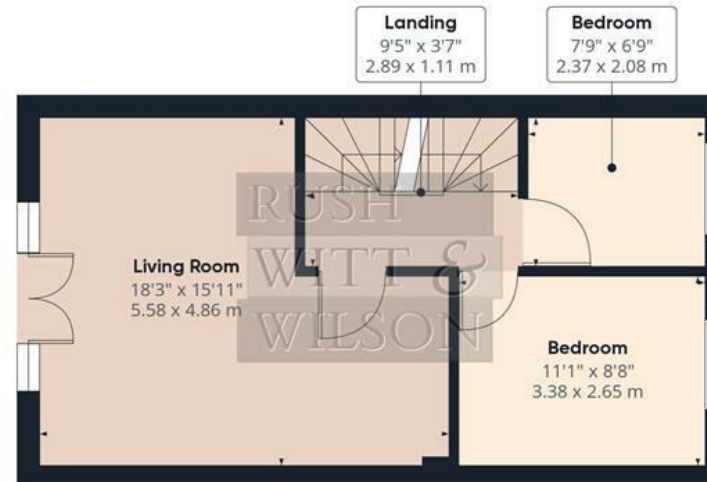




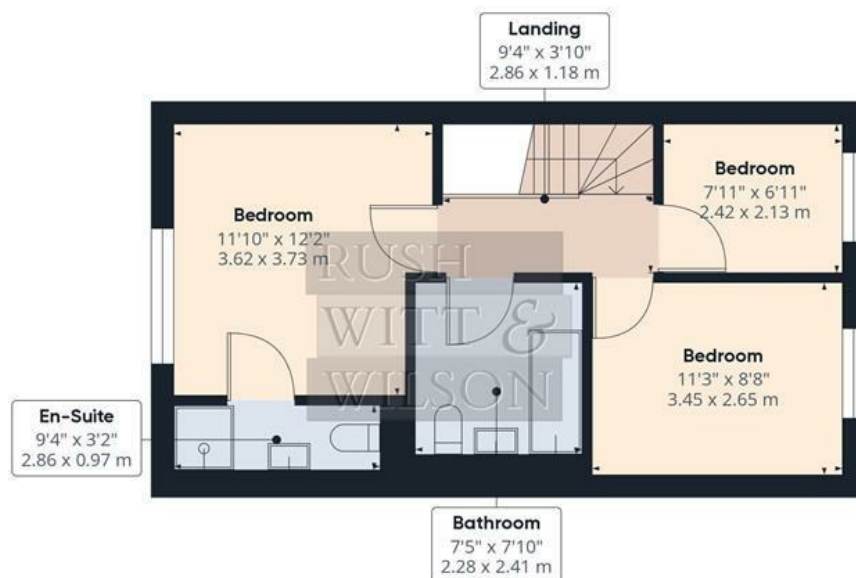




**Floor 0**



**Floor 1**



**Floor 2**

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

1295.42 ft<sup>2</sup>

120.35 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.

Calculations are based on RICS IPMS 3C standard.

**GIRAFFE 360**

