

**RUSH
WITT &
WILSON**



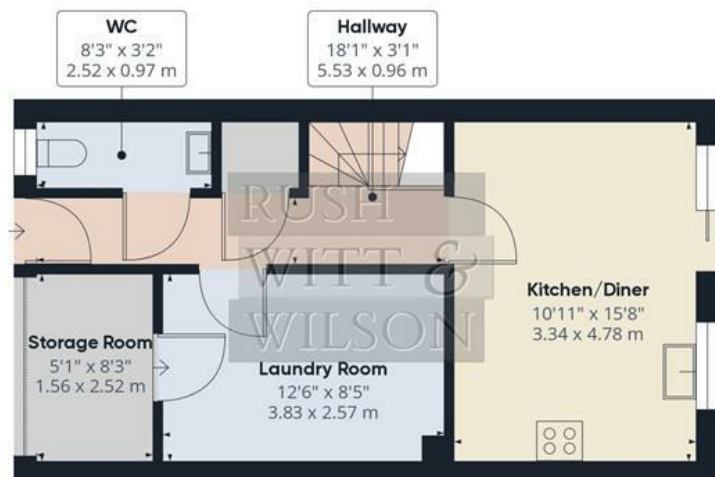
138 Frederick Road, Hastings, East Sussex TN35 5AU
Offers In Excess Of £350,000 Freehold

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.

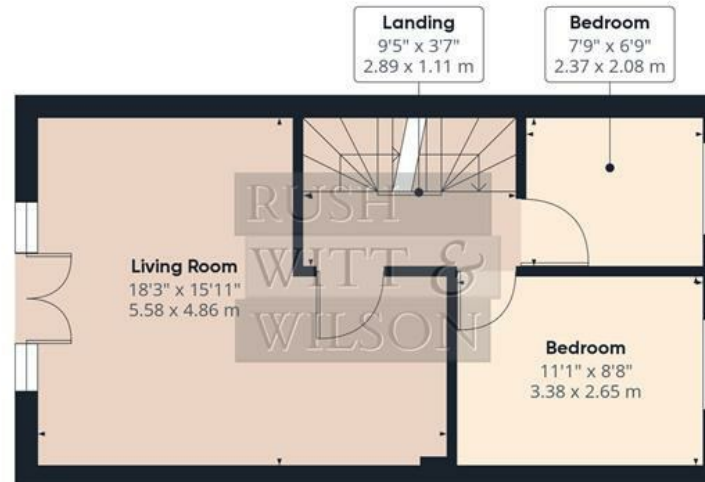




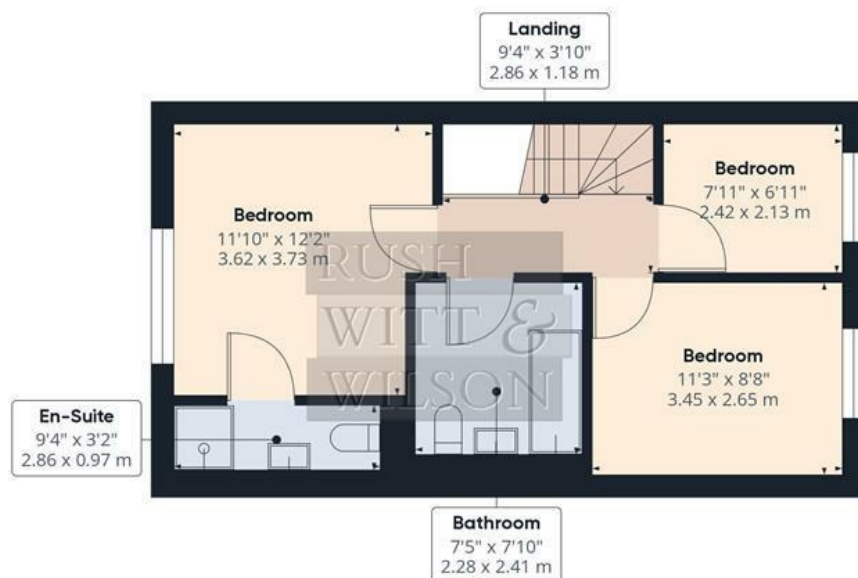




Floor 0



Floor 1



Floor 2

Approximate total area⁽¹⁾

1295.42 ft²

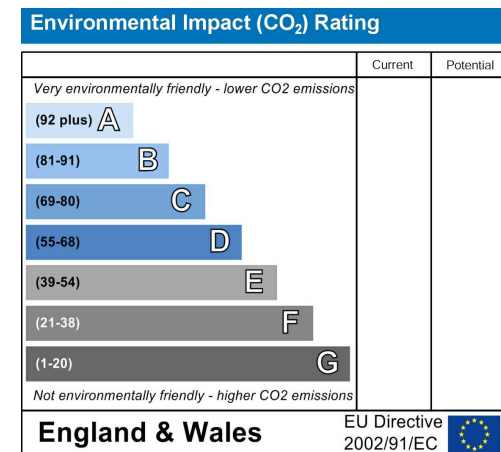
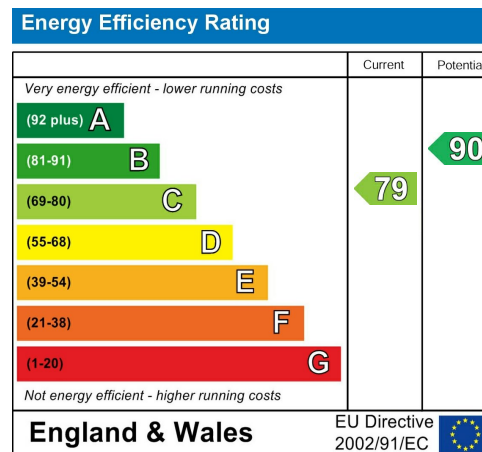
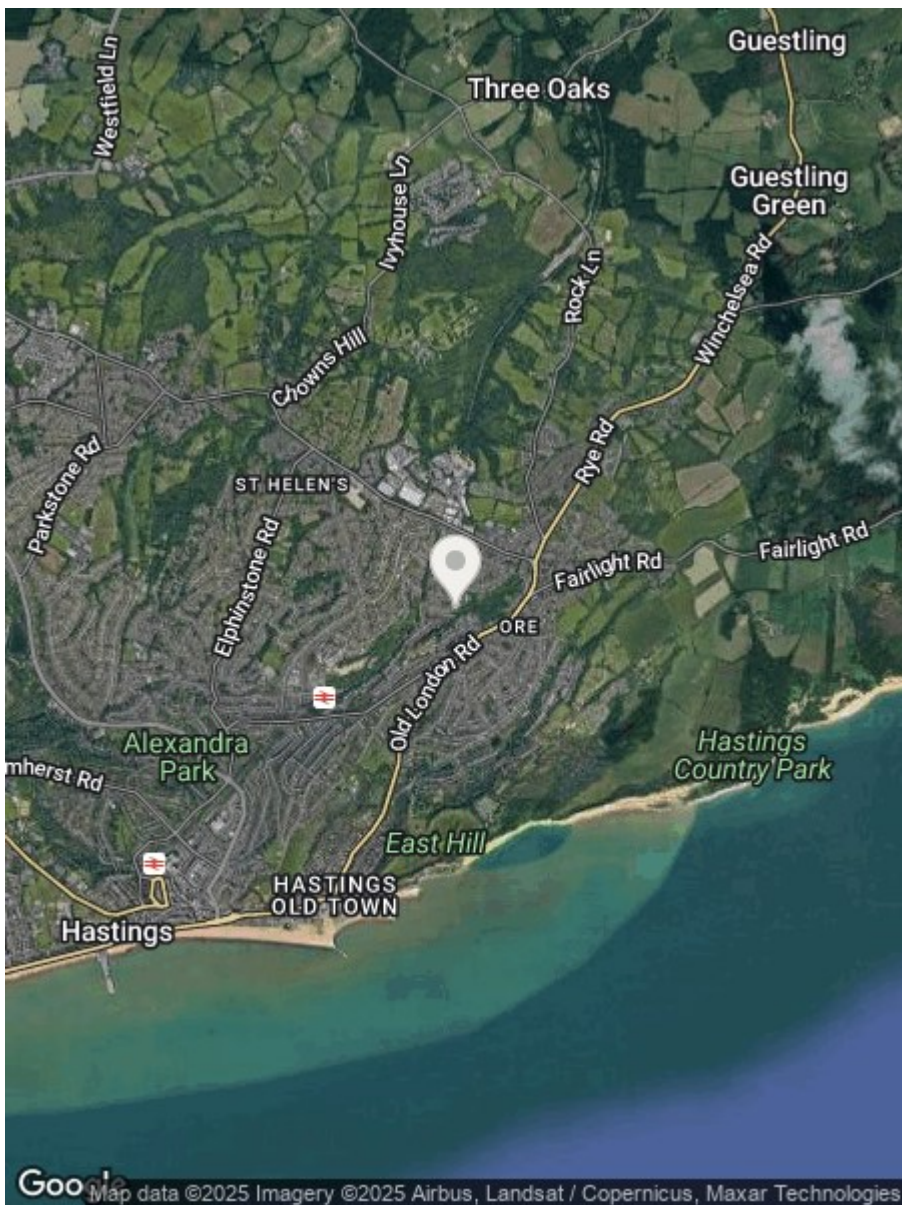
120.35 m²

(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.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360



None of the services or appliances mentioned in these sale particulars have been tested.

It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.

Council Tax Band – D

A property may be subject to restrictive covenants and a copy of the title documents are available for inspection.

If you are seeking a property for a particular use or are intending to make changes please check / take appropriate legal advice before proceeding.

**RUSH
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