

**RUSH
WITT &
WILSON**

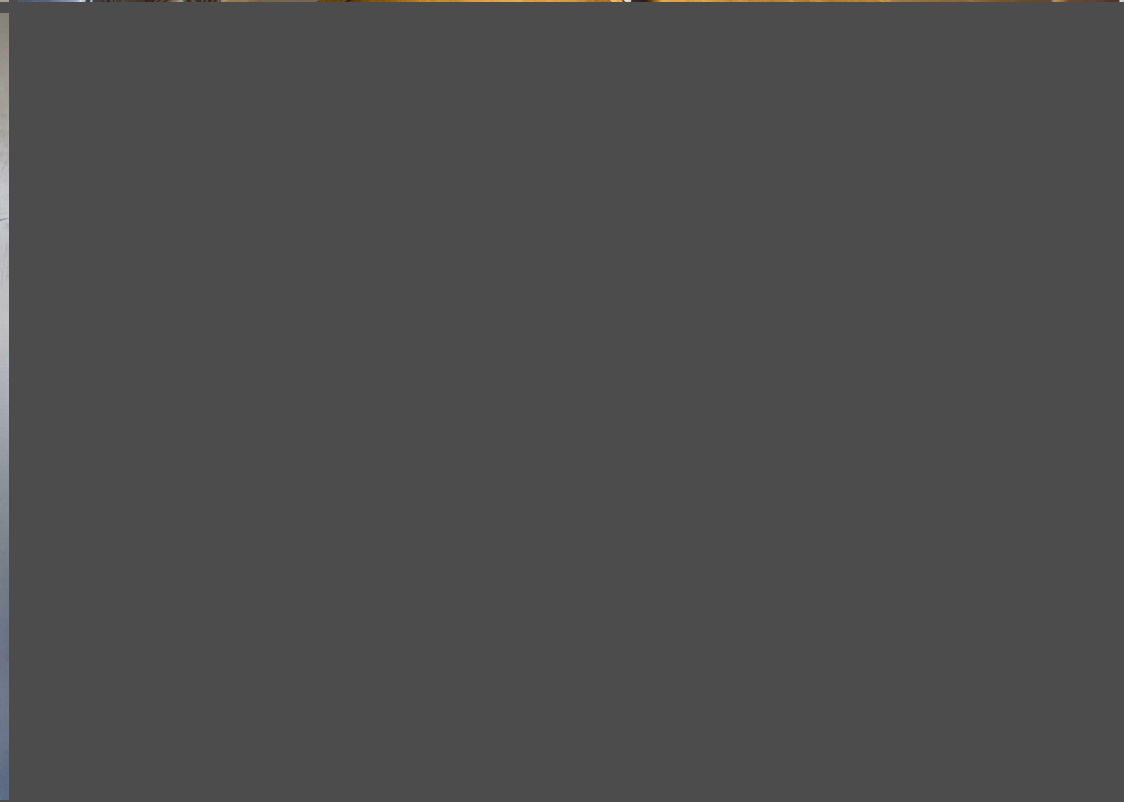
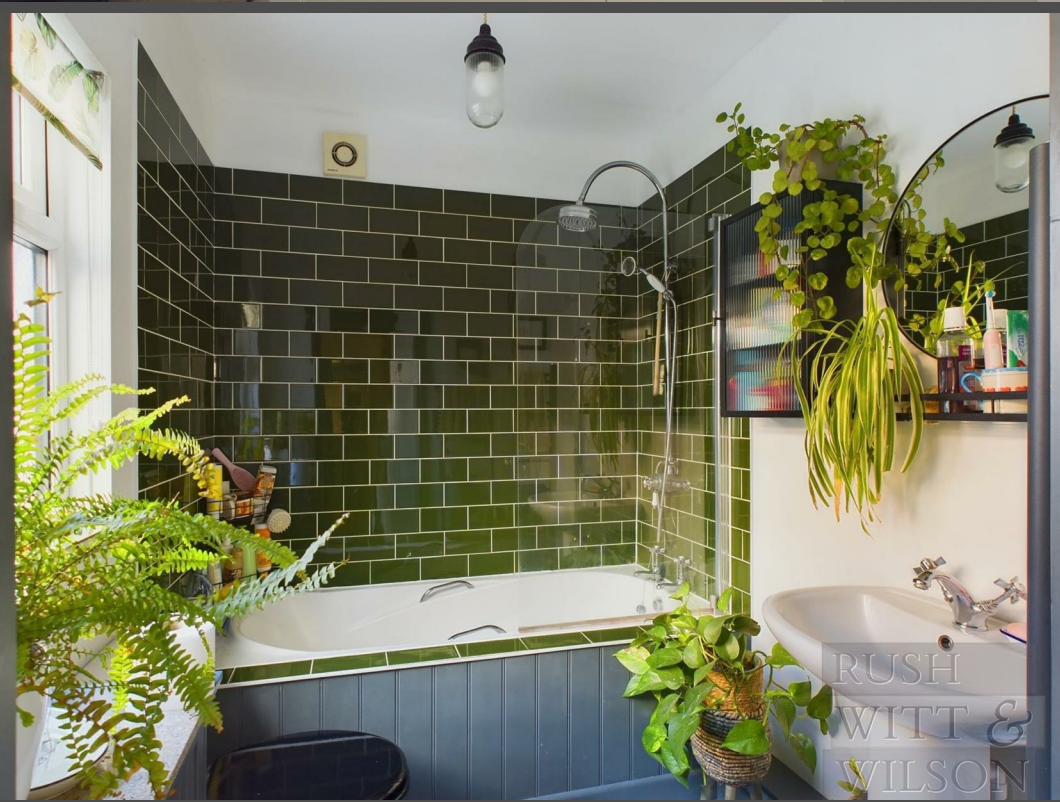


14 St. Georges Road, Hastings, TN34 3ND
£260,000 Freehold

Nestled on the charming St. Georges Road in Hastings, this beautifully renovated terraced house offers a perfect blend of modern living and classic charm. Spanning an impressive 755 square feet, the property features two well-proportioned bedrooms, making it an ideal choice for couples, small families, or those seeking a comfortable retreat. Upon entering, you are greeted by a welcoming reception room that exudes warmth and character, providing an inviting space for relaxation or entertaining guests. The fully renovated interior showcases contemporary finishes and thoughtful design, ensuring a stylish yet functional living environment. The property boasts a well-appointed bathroom, designed with modern fixtures and fittings, catering to all your daily needs. Additionally, the loft conversion adds valuable space, offering versatility that can be tailored to your lifestyle—be it a home office, guest room, or play area. St. Georges Road is conveniently located, offering easy access to local amenities, schools, and transport links, making it an excellent choice for those who value both convenience and comfort. This property is a rare find in Hastings, combining modern living with the charm of a traditional terraced house. Whether you are looking to buy or rent, this home is sure to impress with its thoughtful renovations and inviting atmosphere.

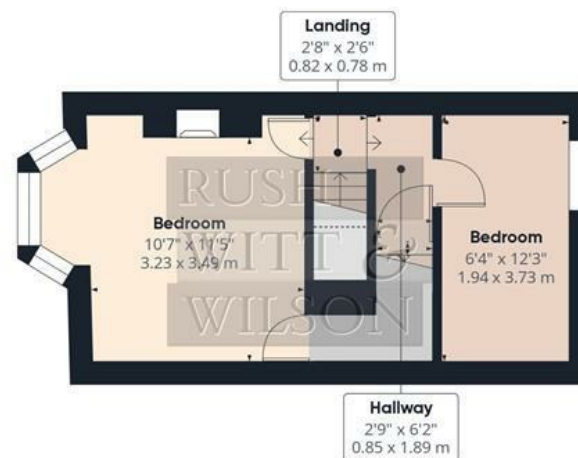








Floor 0



Floor 1



Floor 2

Approximate total area⁽¹⁾

754.78 ft²

70.12 m²

Reduced headroom

51.64 ft²

4.8 m²

(1) Excluding balconies and terraces

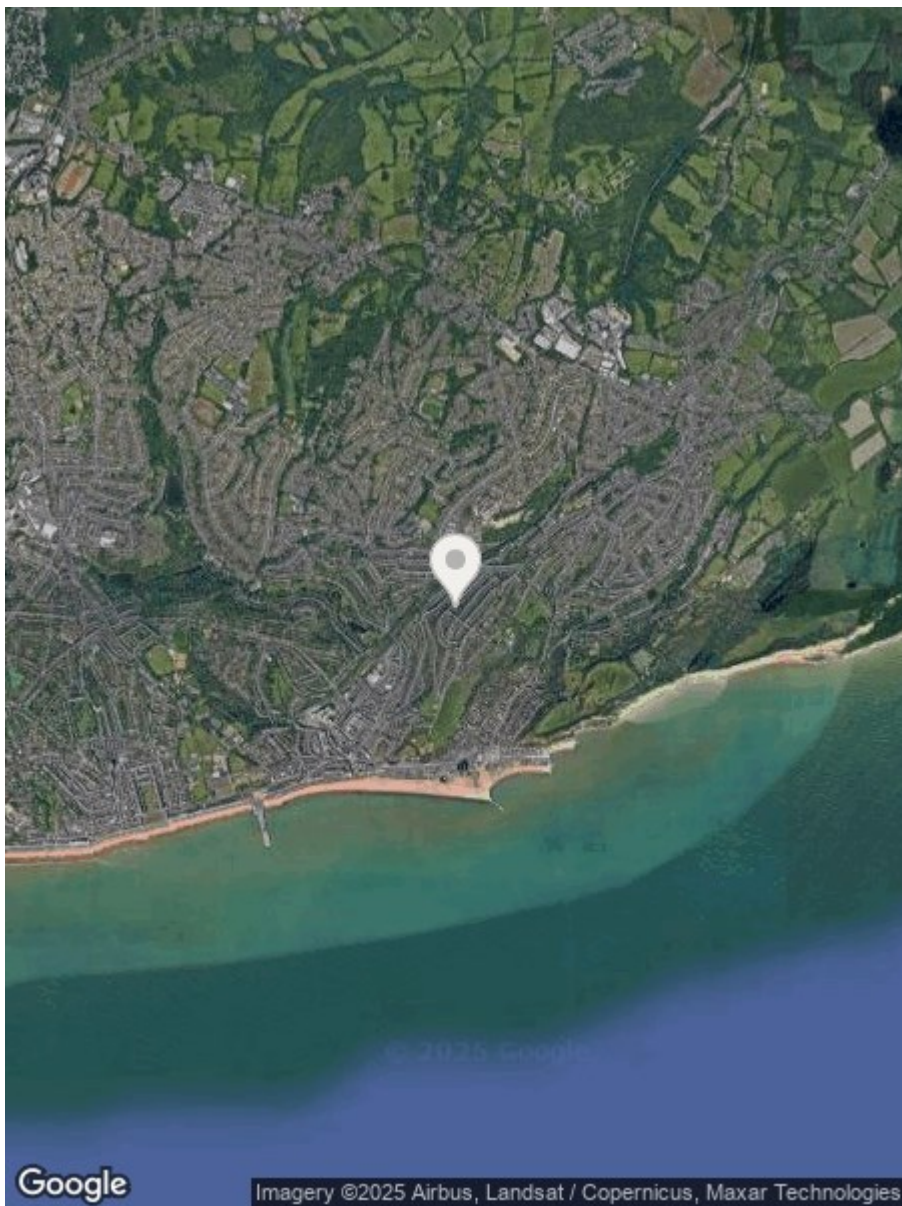
Reduced headroom




..... 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 are based on RICS IPMS 3C standard.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		 81
(81-91) B		
(69-80) C		
(55-68) D	 58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC 

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 – B

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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