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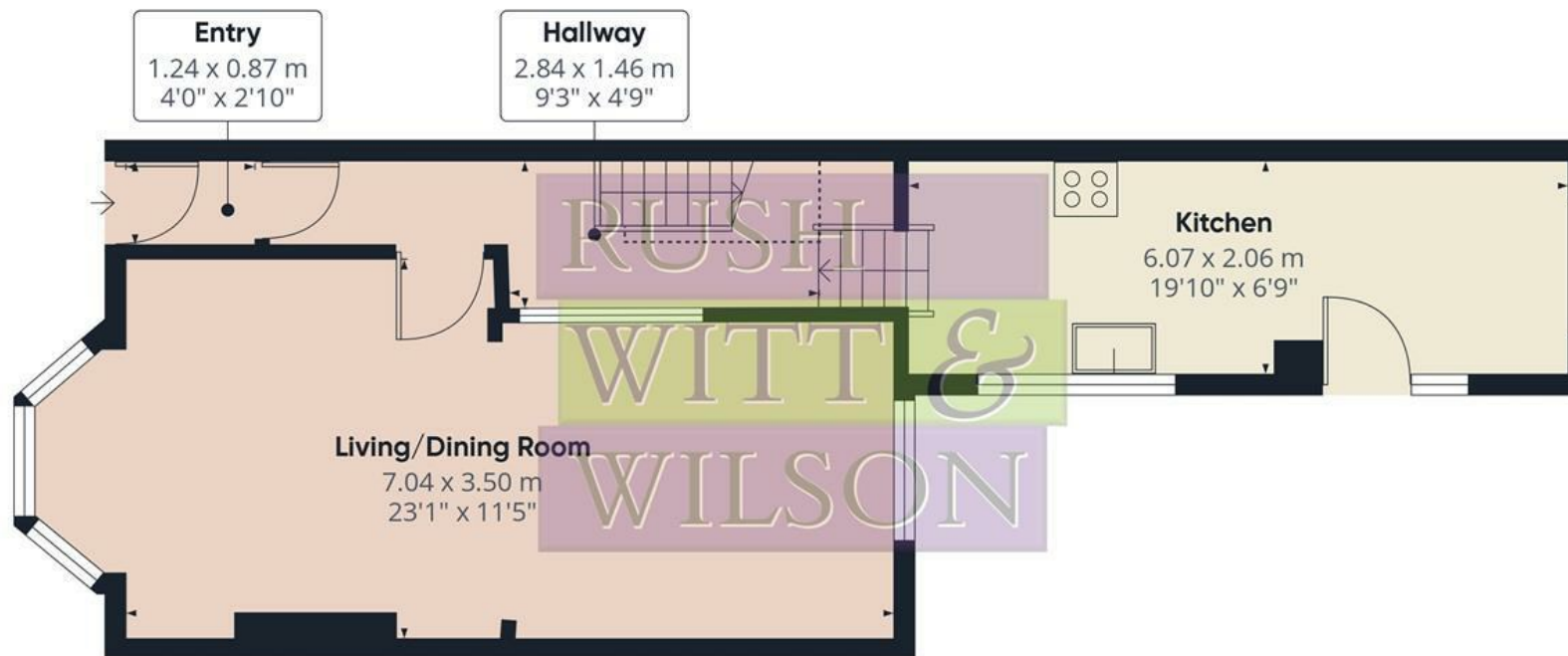
11 St. James Road, Hastings, TN34 3LH
Guide Price £300,000 - £325,000

*****GUIDE PRICE £300,000 - £325,000***** Nestled on St. James Road in the charming town of Hastings, this delightful two-bedroom mid-terraced Victorian house offers a perfect blend of character and modern living. The property boasts spacious accommodation that is well presented throughout, making it an ideal choice for families or professionals seeking a comfortable home. As you enter, you are welcomed into a bright reception room that sets the tone for the rest of the house. The modern kitchen, located at the rear, is designed for both functionality and style, providing an excellent space for culinary enthusiasts. The property features a convenient wet room upstairs, adding to the practicality of the home. One of the standout features of this property is the charming courtyard rear garden, which offers a private outdoor space perfect for relaxation or entertaining guests. The location is particularly appealing, as it is situated close to the beautiful Alexandra Park, ideal for leisurely strolls, and is within easy reach of Hastings town centre, where you can enjoy a variety of shops, cafes, and amenities. This Victorian gem combines traditional charm with contemporary comforts, making it a wonderful opportunity for those looking to settle in a vibrant community. Don't miss the chance to make this lovely house your new home.

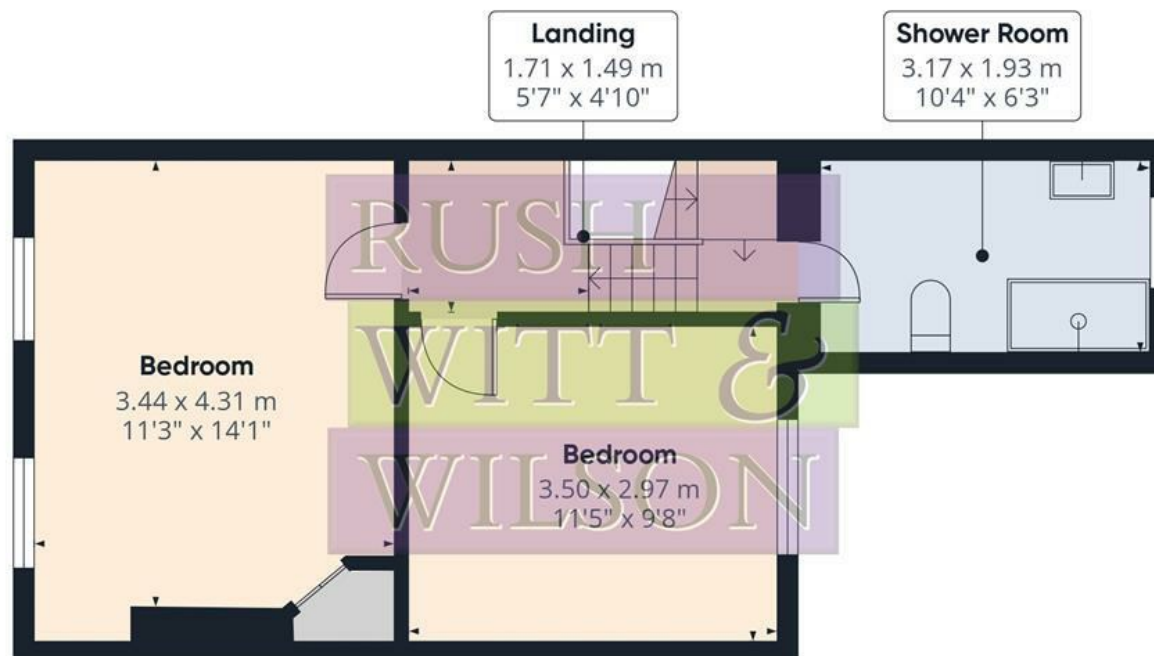








Floor 0



Floor 1

Approximate total area⁽¹⁾

79.5 m²
856 ft²

Reduced headroom

1.2 m²
13 ft²

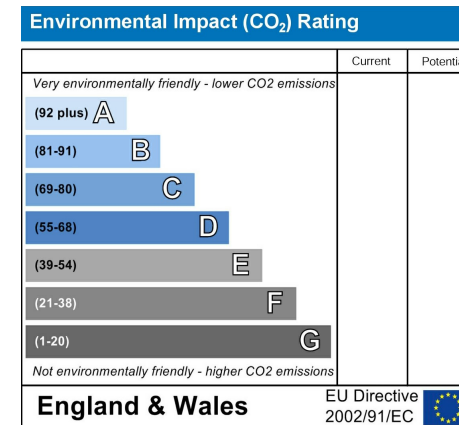
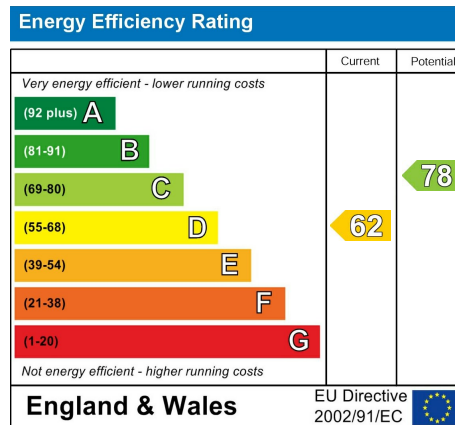
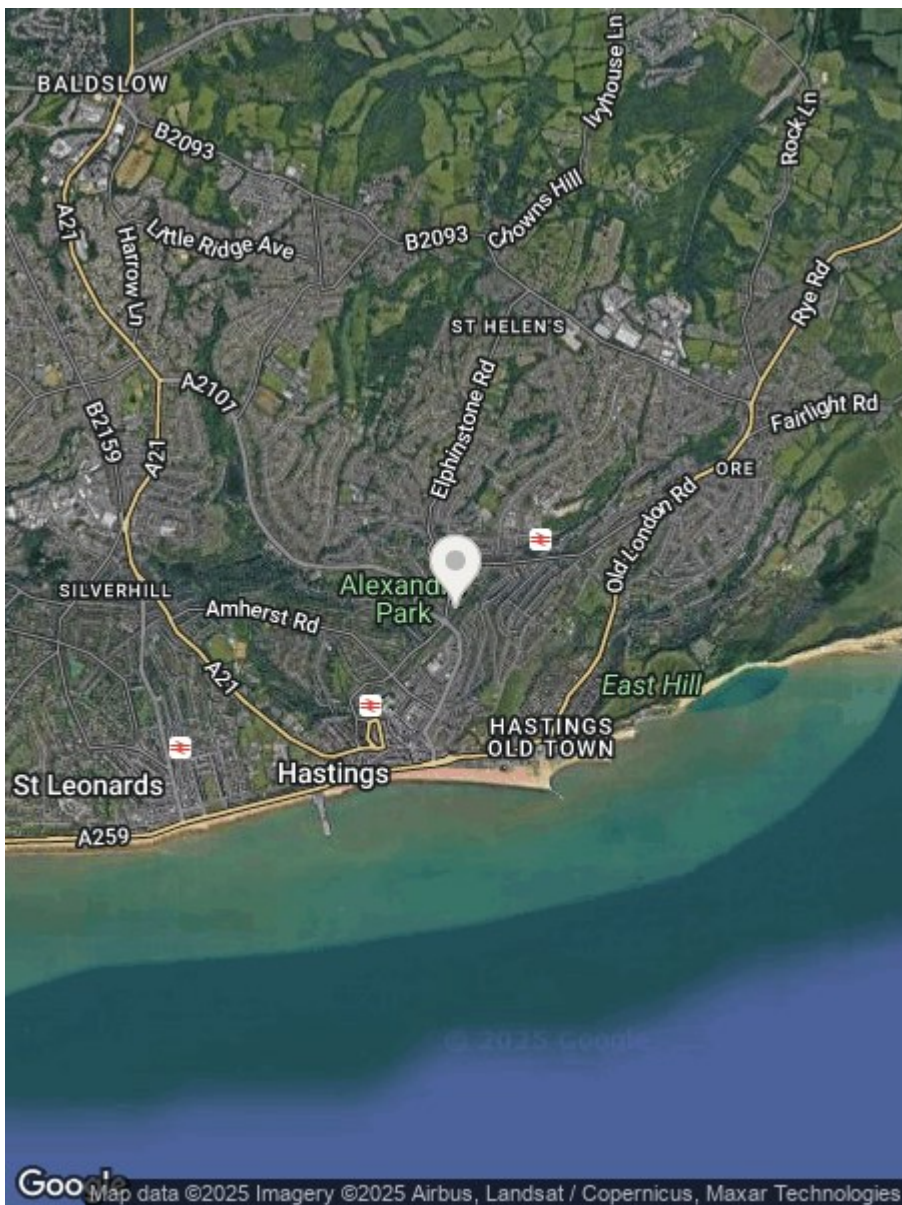
(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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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