

RUSH
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47A Ashburnham Road, Hastings, TN35 5JL
£270,000 Leasehold

**** CHAIN FREE **** Set within a handsome period building dating back to the early 1900s, this beautifully presented three-bedroom converted apartment perfectly blends historic character with modern comfort. Located on the sought-after Ashburnham Road, it is within easy reach of the vibrant Hastings Old Town and the picturesque seafront, ideal for enjoying the town's eclectic mix of independent shops, cafés, galleries, and coastal charm. Entering via your own private entrance, the apartment impresses with generous proportions, high ceilings, and an abundance of natural light, while retaining some original period features. The accommodation comprises three well-proportioned bedrooms, a spacious and versatile principal living area perfect for relaxing or entertaining, and a separate kitchen/breakfast room with ample space for dining and storage. The property will be sold with a new 999-year lease, offering long-term security. This is a truly unique home that combines period elegance, practicality, and a prime location. Whether you are seeking a character-filled permanent residence or a stylish coastal retreat, this apartment delivers the very best of Hastings living. To arrange a viewing, please contact the sole agents.



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Floor 0



Floor 1

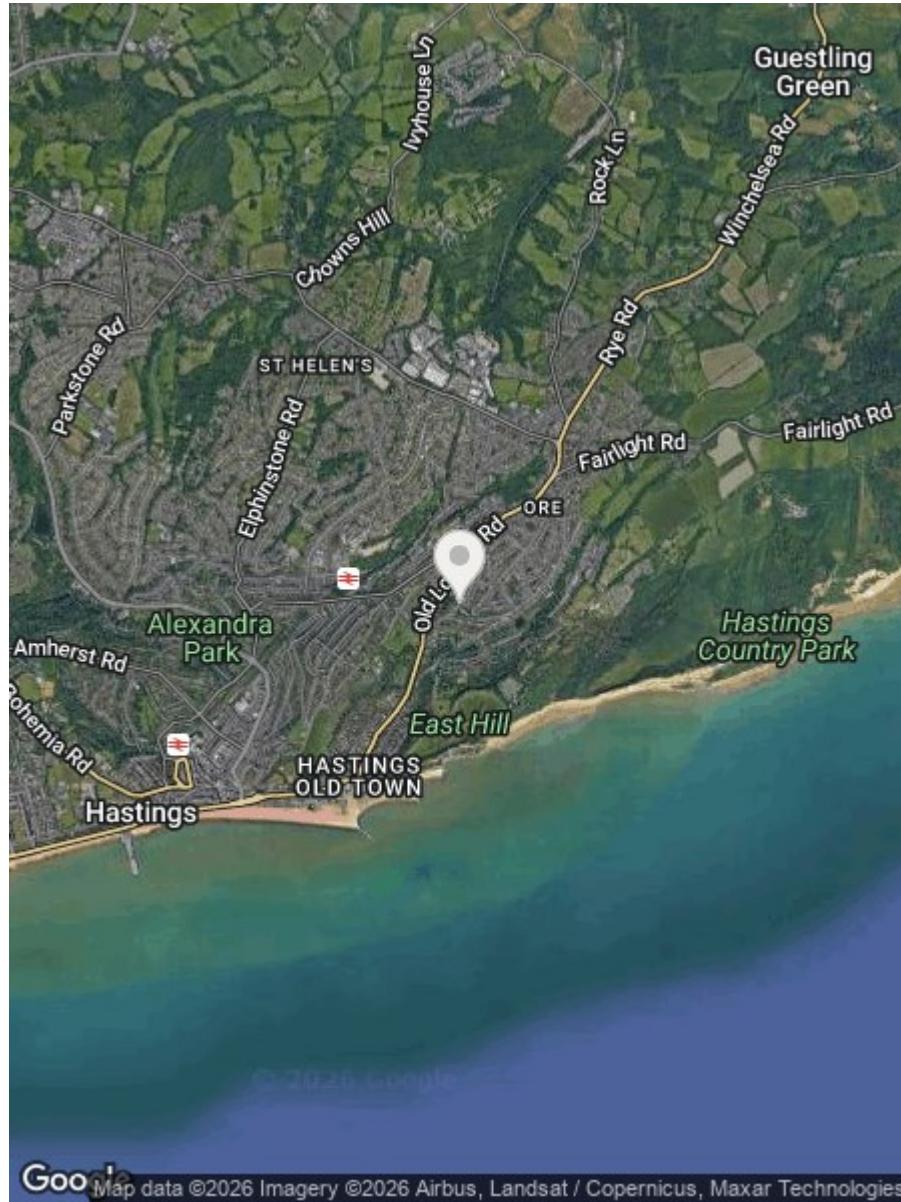
Approximate total area⁽¹⁾

95.2 m²

1026 ft²

(1) Excluding balconies and terraces

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		59	66
(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	

Council Tax Band - B

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice:

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