

**RUSH
WITT &
WILSON**



**52 Winchelsea Road, Hastings, TN35 4JU
Offers In Excess Of £275,000 Freehold**

Nestled on the charming Winchelsea Road in Hastings, this delightful end-terrace house presents an excellent opportunity for families and first-time buyers alike. Offered for sale with no onward chain, the property boasts three well-proportioned bedrooms, providing ample space for relaxation and rest. The inviting reception room serves as a perfect gathering space, ideal for entertaining guests or enjoying quiet evenings at home. The modern kitchen/diner affords views and access onto the rear garden. The house features a conveniently located bathroom, ensuring that daily routines are both comfortable and efficient. With its practical layout, this home is designed to meet the needs of modern living while retaining a warm and welcoming atmosphere. One of the standout features of this property is the dedicated parking space for one vehicle, a valuable asset in this bustling area. The enclosed rear garden extends to approx 66ft. This convenience allows for easy access and peace of mind, particularly in a location where parking can often be a challenge. Hastings is known for its rich history, vibrant community, and stunning coastal scenery. Living on Winchelsea Road places you within easy reach of local amenities, schools, and recreational facilities, making it an ideal spot for families and individuals alike. In summary, this end-terrace house on Winchelsea Road offers a perfect blend of comfort, convenience, and charm. With its three bedrooms, inviting reception room, and parking space, it is a wonderful opportunity to create a home in one of Hastings' most desirable locations. Do not miss the chance to view this lovely property and envision your future here.





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Floor 0



Floor 1



Approximate total area⁽¹⁾

62.3 m²

669 ft²

Reduced headroom

1 m²

11 ft²

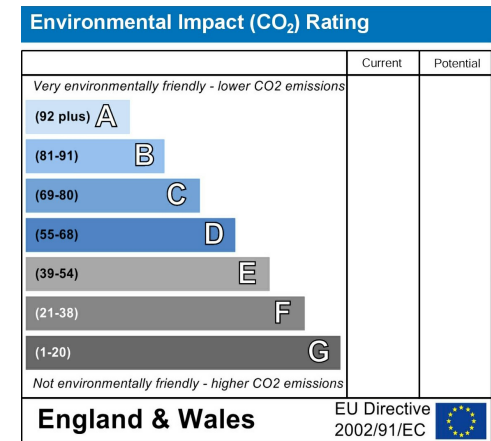
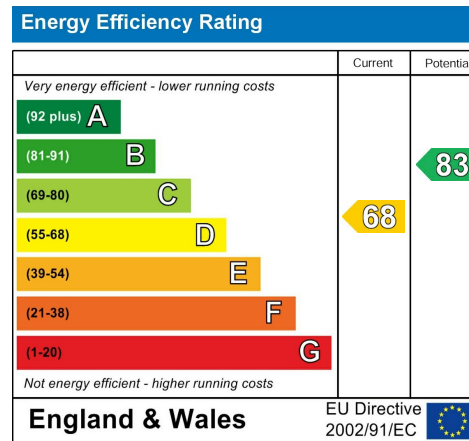
(1) Excluding balconies and terraces

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.

GIRAFFE360



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.

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WITT &
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**Residential Estate Agents
Lettings & Property Management**



**Rother House Havelock Road
Hastings
East Sussex
TN34 1BP
Tel: 01424 442443
hastings@rushwittwilson.co.uk
www.rushwittwilson.co.uk**