

**RUSH  
WITT &  
WILSON**



**146 Edmund Road, Hastings, TN35 5LQ  
Offers In Excess Of £350,000 Freehold**

Nestled in the charming Clive Vale area of Hastings, this attractive four bedroom mid terraced house on Edmund Road offers an excellent blend of space, character and potential. The property would now benefit from modernisation, something that has been thoughtfully reflected in the asking price, presenting a superb opportunity for purchasers to create a home tailored to their own style and specification. This property is ideal for families or those seeking a bit more room to breathe. Upon entering, you are welcomed by a bay-fronted living room sets the tone with its inviting feel and period charm, providing a lovely space to relax and unwind. Adjacent to this is a versatile second reception room, perfect for use as a playroom, home office, or snug. At the rear of the house, you will find a bright dining room that leads into the kitchen, creating a practical and sociable layout for everyday living. The first floor boasts four well-proportioned bedrooms, ensuring ample space for family members or guests. The main bathroom is conveniently located, alongside a separate WC, providing practicality for busy mornings. One of the standout features of this property is the lengthy rear garden, which includes a raised deck area, perfect for enjoying sunny afternoons or hosting barbecues. This outdoor space is a rare find in urban settings and offers a wonderful retreat for gardening enthusiasts or those who simply wish to unwind in nature. With its prime location, spacious interiors, and delightful garden, this mid-terraced house on Edmund Road presents an excellent opportunity for anyone looking to settle in the vibrant town of Hastings. Don't miss the chance to make this charming property your new home.





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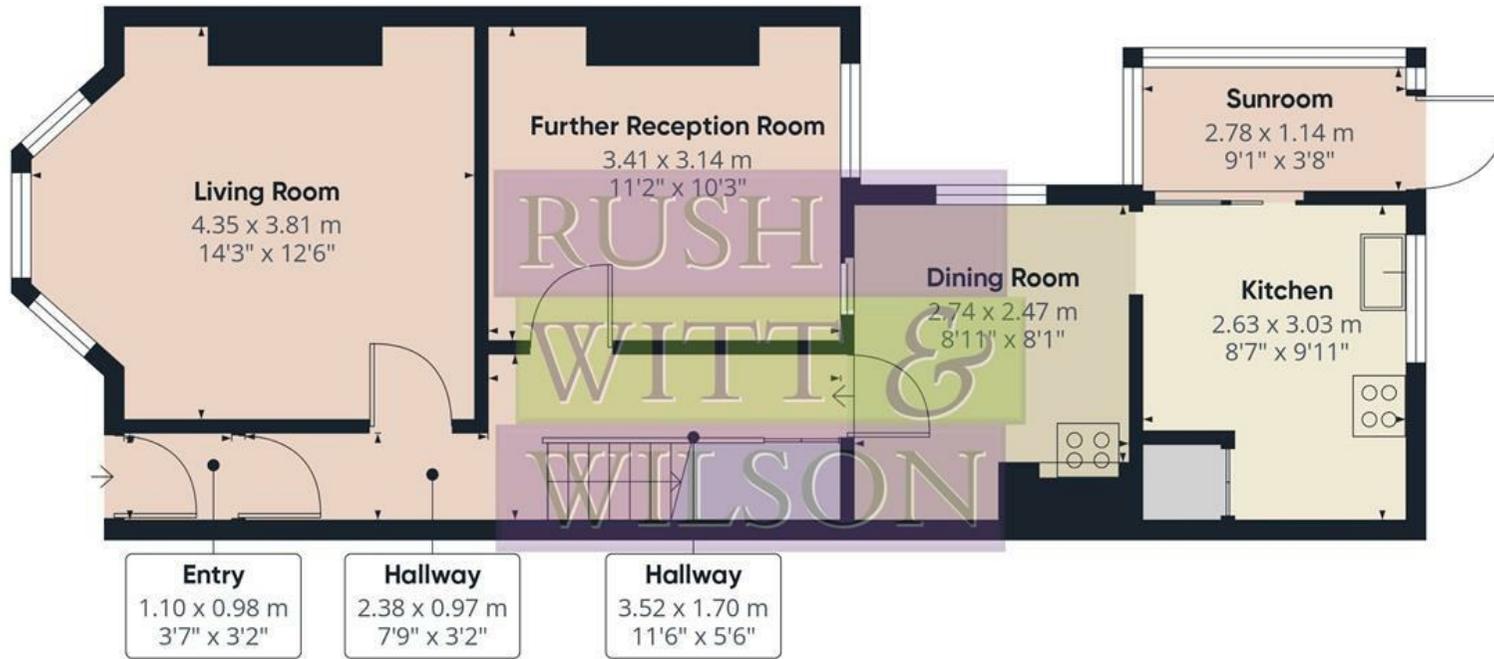
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Floor 0



Floor 1

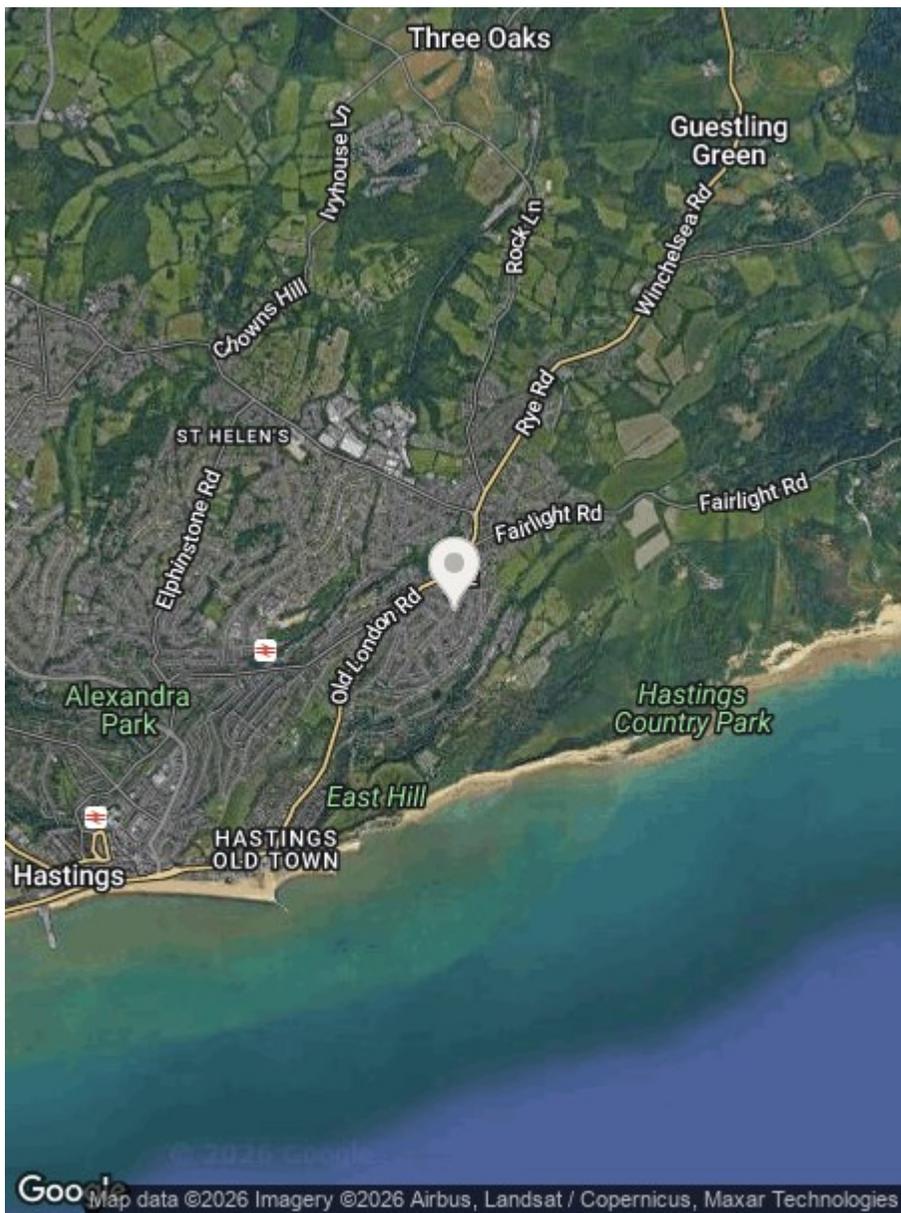
Approximate total area<sup>(1)</sup>

100.4 m<sup>2</sup>  
1081 ft<sup>2</sup>

(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.

GIRAFFE360



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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Council Tax Band - C

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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4. VAT: The VAT position relating to the property may change without notice.
5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://rushwittwilson.co.uk/privacy-policy>



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