

**RUSH  
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**99 Mount Pleasant Road, Hastings, East Sussex TN34 3SL  
Offers In Excess Of £400,000**

**Nestled on Mount Pleasant Road in Hastings, this splendid three-storey Victorian terraced house offers a delightful blend of character and spacious living. With five well-proportioned bedrooms, this property is perfect for families or those seeking ample space for guests or a home office. Upon entering, you are greeted by two inviting reception rooms that provide a warm and welcoming atmosphere, ideal for both relaxation and entertaining. The main bathroom is complemented by a second shower room, ensuring convenience for busy mornings or when hosting visitors. The property boasts a generous rear garden, a perfect retreat for outdoor gatherings, gardening enthusiasts, or simply enjoying the fresh air. The spacious accommodation throughout the house allows for comfortable living, with plenty of room to personalise and make it your own. This Victorian gem is not only a home but a lifestyle choice, situated in a desirable location that offers easy access to local amenities, schools, and the beautiful Hastings coastline. Whether you are looking to settle down or invest in a property with great potential, this house is a must-see. Embrace the charm of Victorian architecture while enjoying modern comforts in this lovely Hastings residence.**







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**Floor 0**



**Floor 1**



**Floor 2**



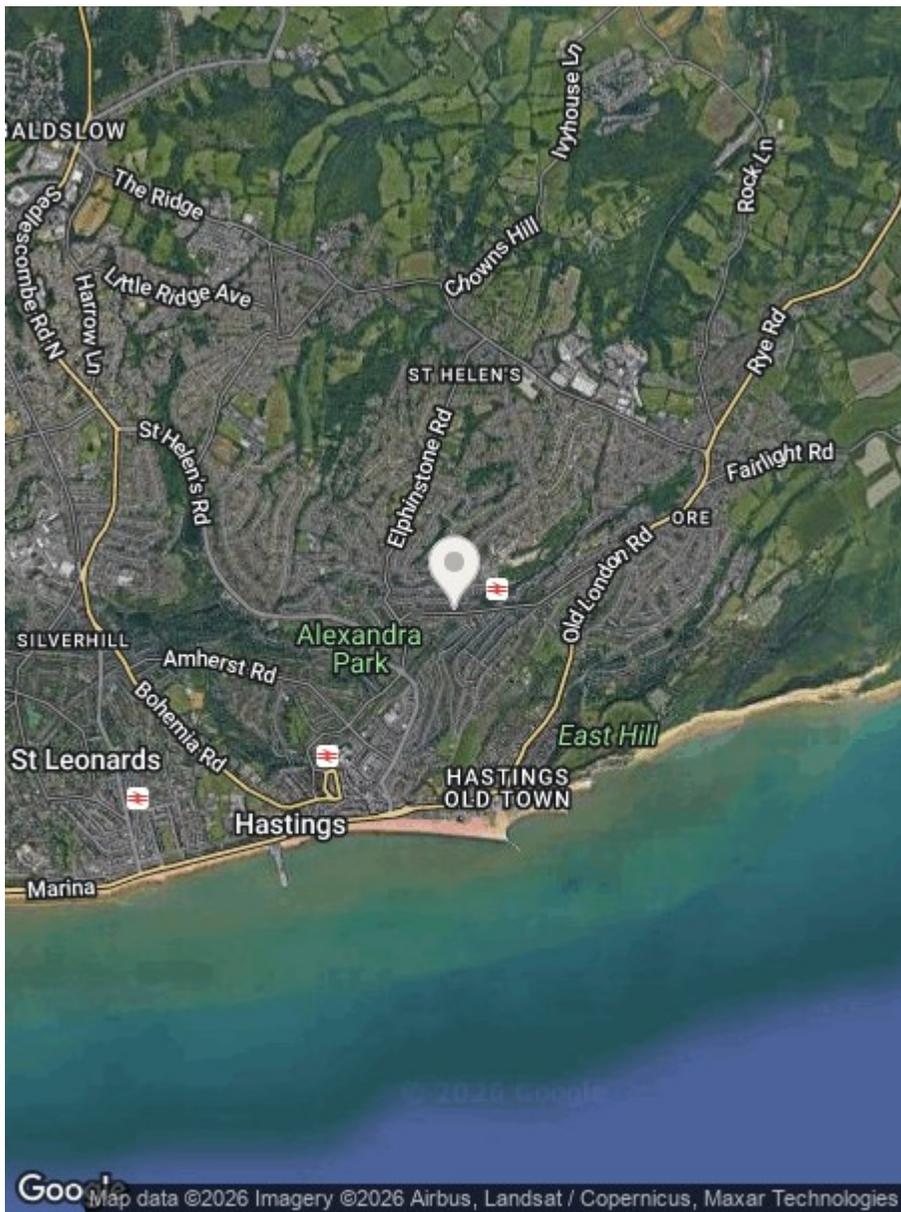
**Approximate total area<sup>(1)</sup>**

143.4 m<sup>2</sup>  
1543 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	73

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:

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Rush, Witt & Wilson in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Rush, Witt & Wilson nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).
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3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
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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