

**RUSH
WITT &
WILSON**



RUSH
WITT &

**73 St. Marys Terrace, Hastings, TN34 3LS
Offers In Excess Of £375,000 Freehold**

Nestled in the charming St. Marys Terrace, Hastings, this exquisite three-storey period terraced home offers a delightful blend of original features and modern living. With stunning views across the West Hill and the sea, this property is a true gem for those seeking both comfort and character. Upon entering, you are greeted by a neutral décor that enhances the home's period charm. The lower ground floor boasts a spacious conservatory, perfect for enjoying the natural light, alongside a well-appointed kitchen open plan to the living/dining area, that invites family gatherings and culinary creativity. Ascending to the next level, you will find a versatile space currently used as a bedroom and office, providing flexibility for your lifestyle needs. The top floor features two additional bedrooms, ideal for family or guests, along with the main bathroom and a separate WC for added convenience. This property is not only a beautiful home but also benefits from a fantastic location, placing you within easy reach of Hastings town and its vibrant amenities. Whether you are looking for a family residence or a tranquil retreat, this terraced house is sure to impress. Don't miss the opportunity to make this stunning property your own.





RUSH
WITT &
WILSON



RUSH
WITT &
WILSON



RUSH
WITT &
WILSON



RUSH
WITT &
WILSON



RUSH
WITT &
WILSON



RUSH
WITT &
WILSON



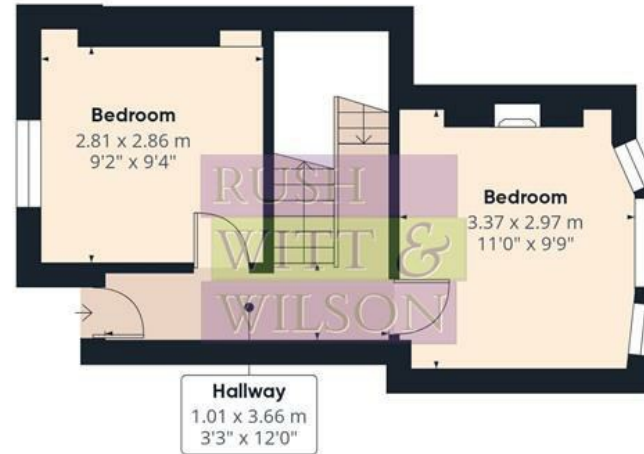
RUSH
WITT &
WILSON



RUSH
WITT &
WILSON



Floor 0



Floor 1

Approximate total area⁽¹⁾

82.3 m²

886 ft²

Reduced headroom

1.3 m²

13 ft²

(1) Excluding balconies and terraces

Reduced headroom

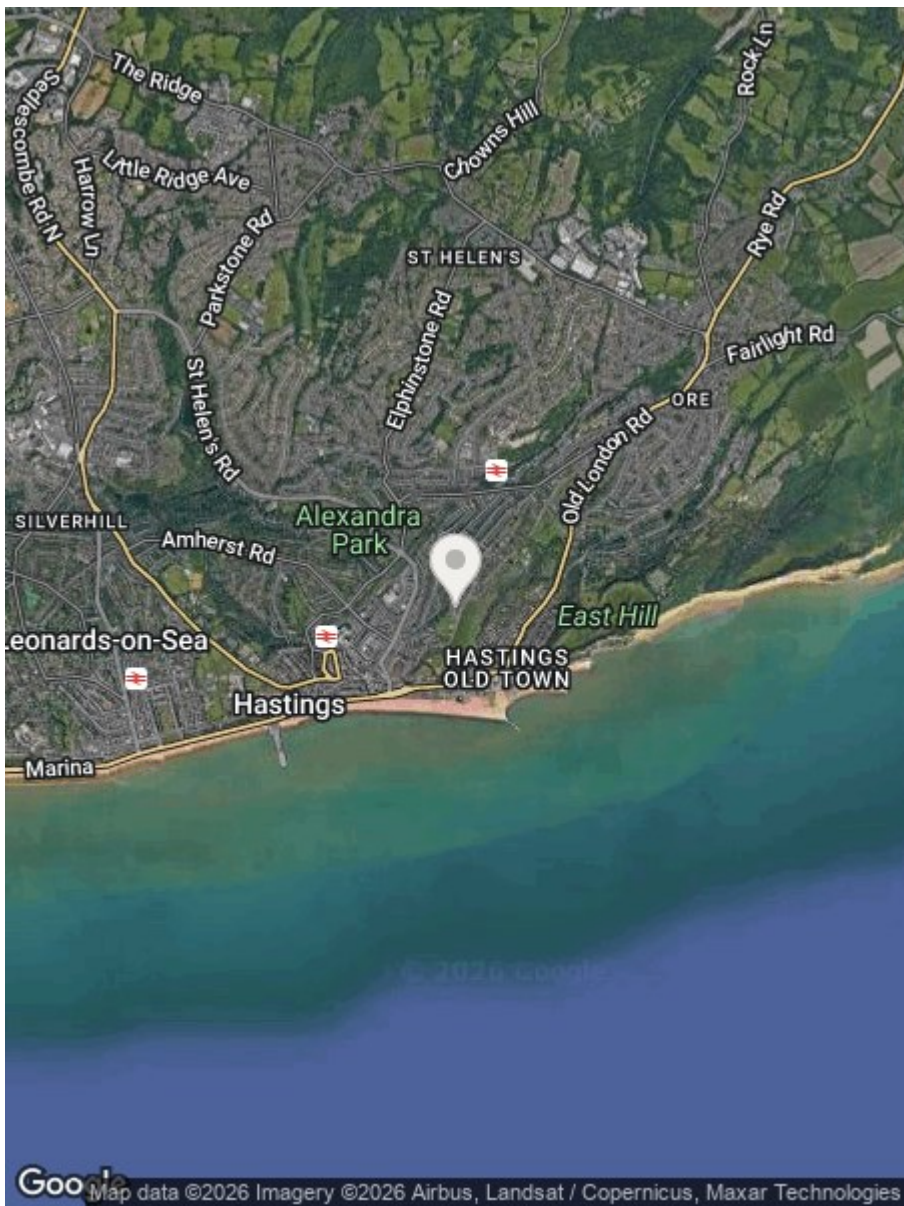
----- Below 1.5 m/5 ft

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

GIRAFFE360



Floor 2



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		
	58	84
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:

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).
2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.
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>

**RUSH
WITT &
WILSON**

**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**