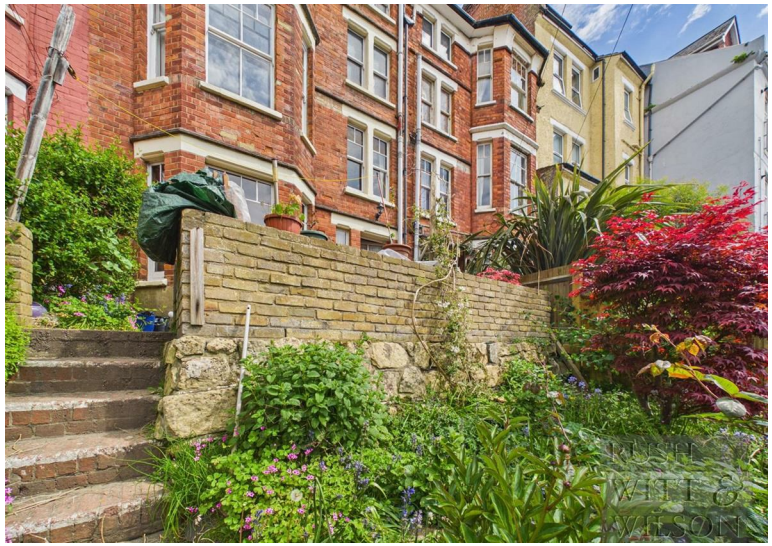


9 Nelson Road, Hastings, East Sussex TN34 3RX
Offers In Excess Of £400,000 Freehold

A substantial and highly versatile four storey period residence offering impressively proportioned accommodation extending to approximately 1,675 sq. ft. Ideally positioned within easy reach of the town centre, seafront, mainline railway station and an excellent range of local amenities, this attractive home combines character, space and flexibility for a variety of lifestyles. The accommodation is arranged over four floors and is entered via a spacious welcoming hallway with stairs rising and descending to the various levels. The principal reception room enjoys a bay window to the front, while to the rear is a further bay fronted room currently utilised as a bedroom, offering flexibility as an additional reception if required. To the first floor are two generous bedrooms, including a superb bay fronted room to the front and a further rear bedroom enjoying elevated outlooks, together with a bathroom suite and separate cloakroom/wc. The upper floor provides a useful study/storage area with stairs rising to a loft room, complemented by additional eaves storage, ideal for those working from home or requiring hobby space. The lower ground floor offers further practical accommodation including a bathroom, modern fitted kitchen/dining room with integrated appliances, and a further bay fronted reception room to the rear currently arranged as a bedroom, with direct access onto the rear garden. Outside, the enclosed rear garden enjoys a patio seating area and is tiered with rear access, providing an ideal space for entertaining or family enjoyment. A rare opportunity to acquire a sizeable and adaptable home in a highly convenient central location. Early viewing is strongly recommended.








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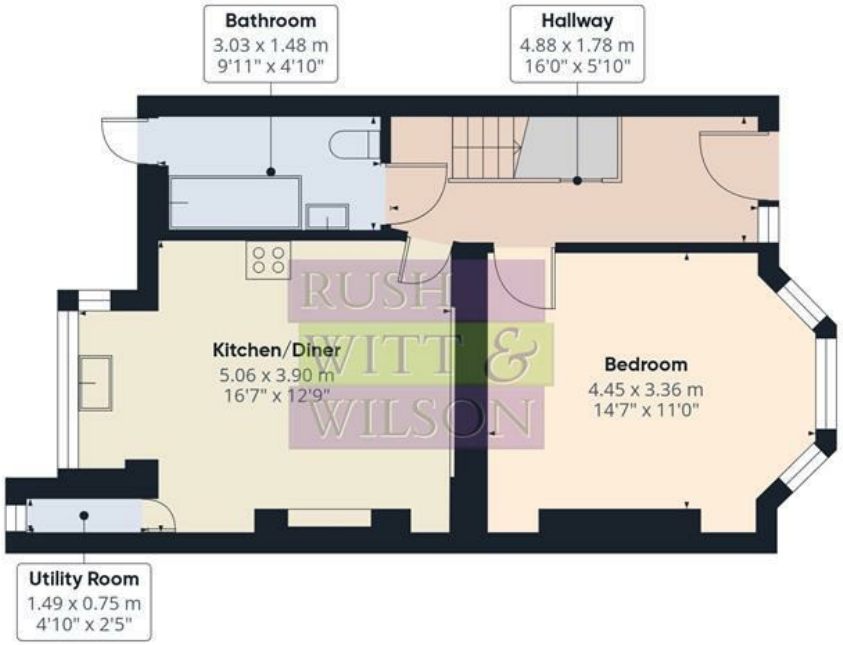

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Floor 0



Floor 1



Floor 2



Floor 3

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Approximate total area(1)

155.6 m²

1675 ft²

Reduced headroom

8.2 m²

88 ft²

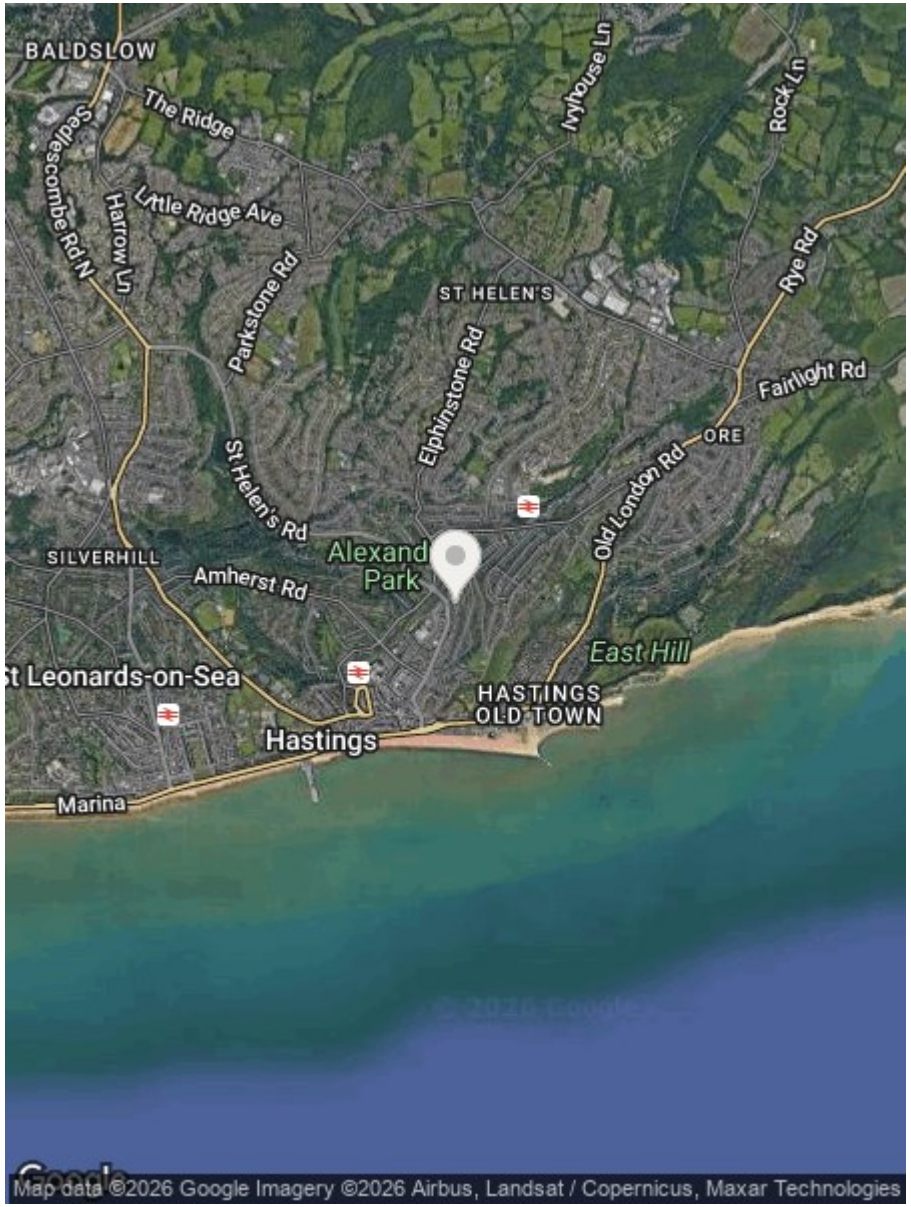
(1) Excluding balconies and terraces

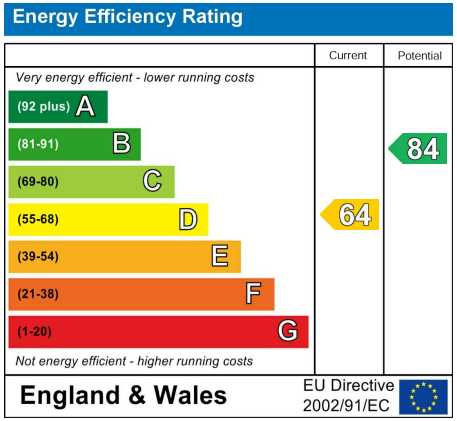
Reduced headroom

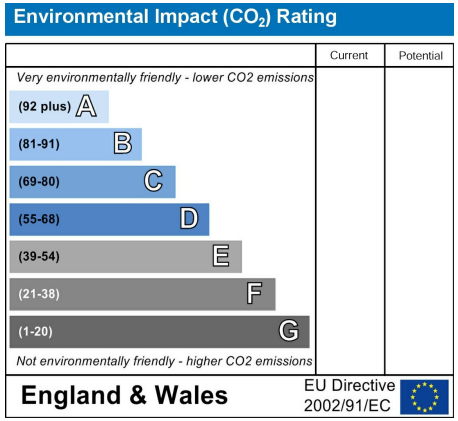
..... Below 1.5 m/5 ft

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

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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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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

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The Property Ombudsman
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