

**RUSH
WITT &
WILSON**



**40 Whitefriars Road, Hastings, East Sussex TN34 3LA
£370,000 Freehold**

Situated in the highly sought-after Whitefriars Road area of Hastings, this impressive four bedroom terraced family home offers an exceptional amount of living space, spread over four versatile floors.

Beautifully presented throughout, the accommodation is perfectly suited to modern family living. At the heart of the property is a superb open-plan living/dining area, offering a bright and sociable space where family and friends can gather. Large windows and well-proportioned rooms allow natural light to flood the home, enhancing the sense of space throughout. There are four spacious bedrooms arranged across the upper floors, providing flexible accommodation to suit growing families, guest rooms or home office requirements. Two well-appointed bathrooms serve the property, ensuring practicality for busy households. The lower ground floor offers a perfect area for storage, along with a spacious utility room. Ideally positioned within easy reach of local shops, well-regarded schools, Alexandra Park, Hastings town centre and transport links, this fantastic home combines generous accommodation with a highly desirable location. An internal viewing is highly recommended to fully appreciate the size, versatility and character this wonderful home has to offer. To arrange your viewing, contact the vendor's chosen agents Rush Witt & Wilson.







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Floor -1



Floor 0



Floor 1



Floor 2

Approximate total area⁽¹⁾

157.9 m²

1702 ft²

Reduced headroom

0.4 m²

4 ft²

(1) Excluding balconies and terraces

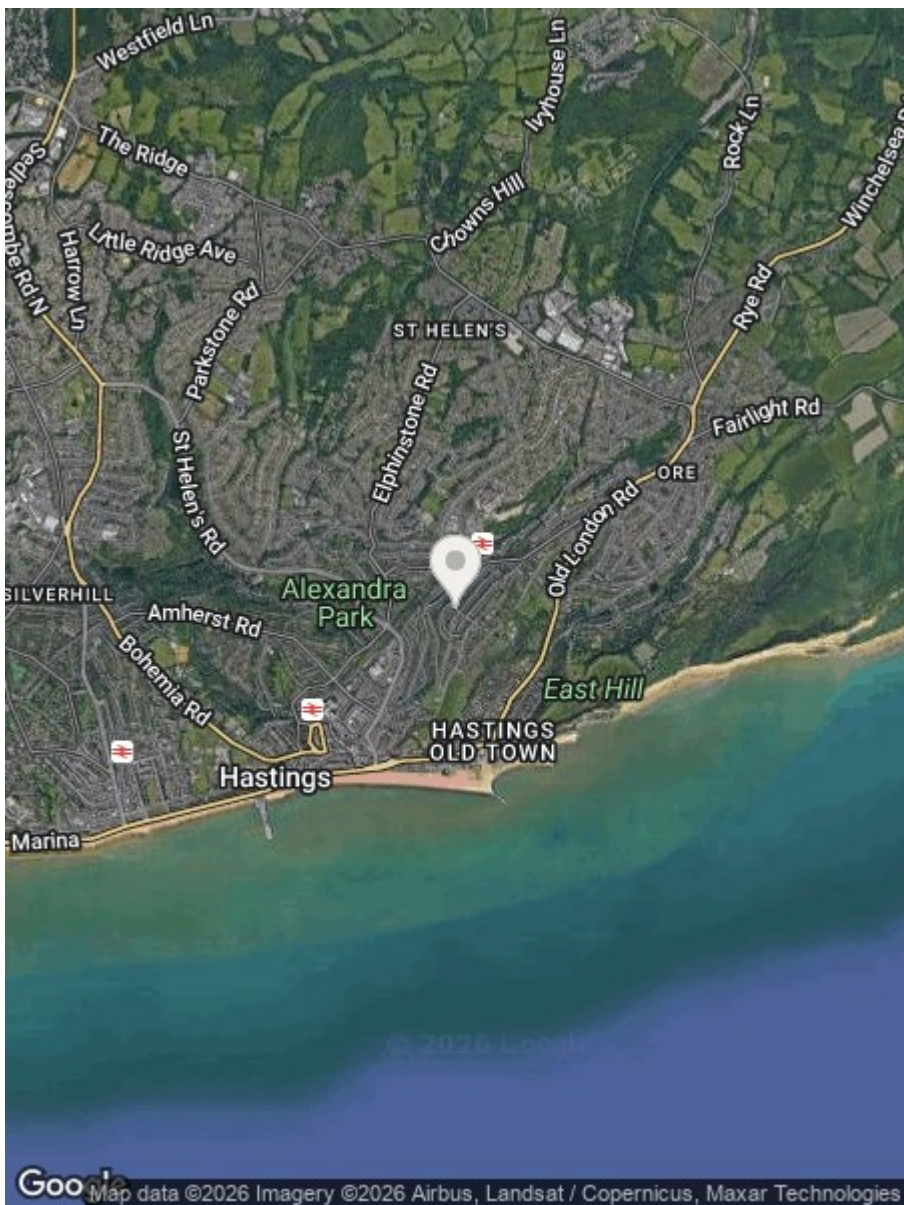
Reduced headroom


----- 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





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		
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:

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