



Githa Road  
Hastings, TN35 5JU

Offers in excess of £350,000 Freehold

Wyatt  
Hughes  
Residential Sales

## Githa Road, Hastings, TN35 5JU

Nestled in the sought-after Clive Vale area of Hastings, this charming three-bedroom end of terrace house offers a delightful blend of period features and modern potential. The property boasts two spacious reception rooms, perfect for both entertaining guests and enjoying quiet family evenings.

The three well-proportioned bedrooms provide ample space for relaxation, while the bathroom is conveniently located to serve the household's needs. One of the standout features of this property is the large workshop that adjoins the house. This versatile space presents a fantastic opportunity for hobbyists or those seeking a business venture, with the potential for development, subject to the necessary consents.

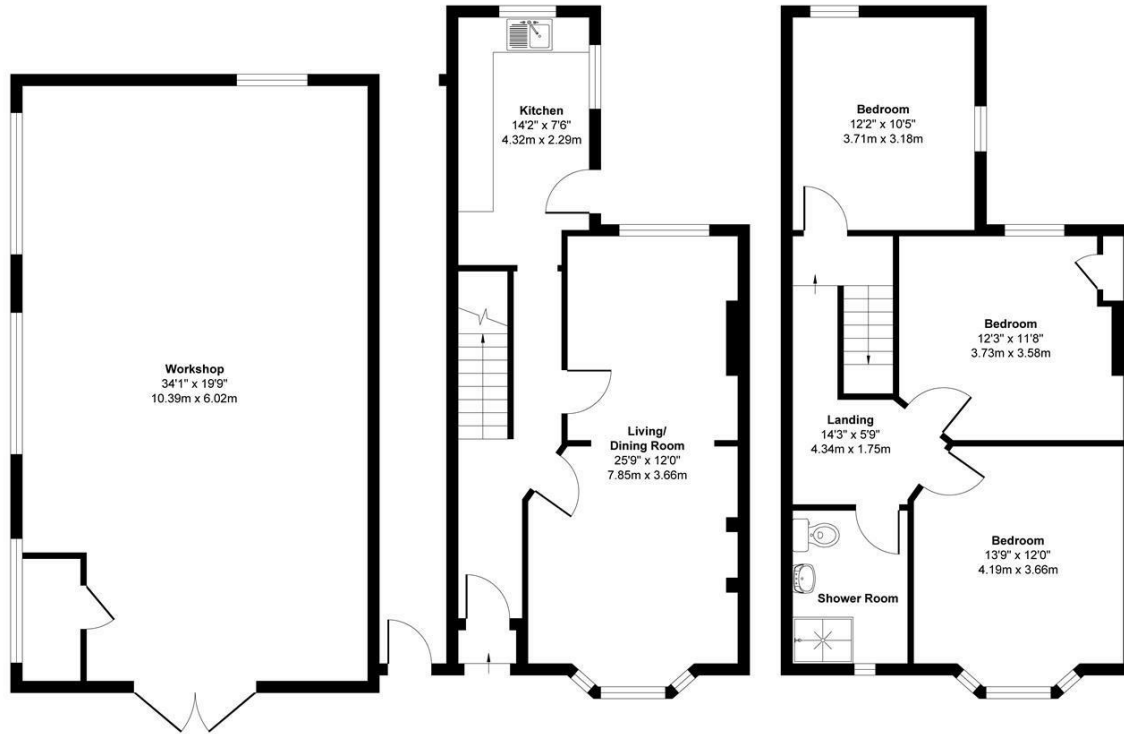
The location on Githa Road places you within easy reach of local amenities, schools, and the beautiful Hastings coastline, making it an ideal choice for families and professionals alike. With its characterful charm and significant potential, this period end of terrace house is a rare find in a desirable area. Whether you are looking to create your dream home or invest in a property with exciting possibilities, this residence is well worth your consideration.



- COUNCIL TAX BAND B
- EPC RATING D
- 3 BEDROOM PERIOD END OF TERRACE HOUSE
- 2 RECEPTION ROOMS
- LARGE WORKSHOP SUITABLE FOR A WIDE VARIETY OF USES
- POTENTIAL DEVELOPMENT OPPORTUNITY SUBJECT TO USUAL REQUIRED CONSENTS
- OFF ROAD PARKING
- POPULAR CLIVE VALE AREA
- PRIVATE GARDENS



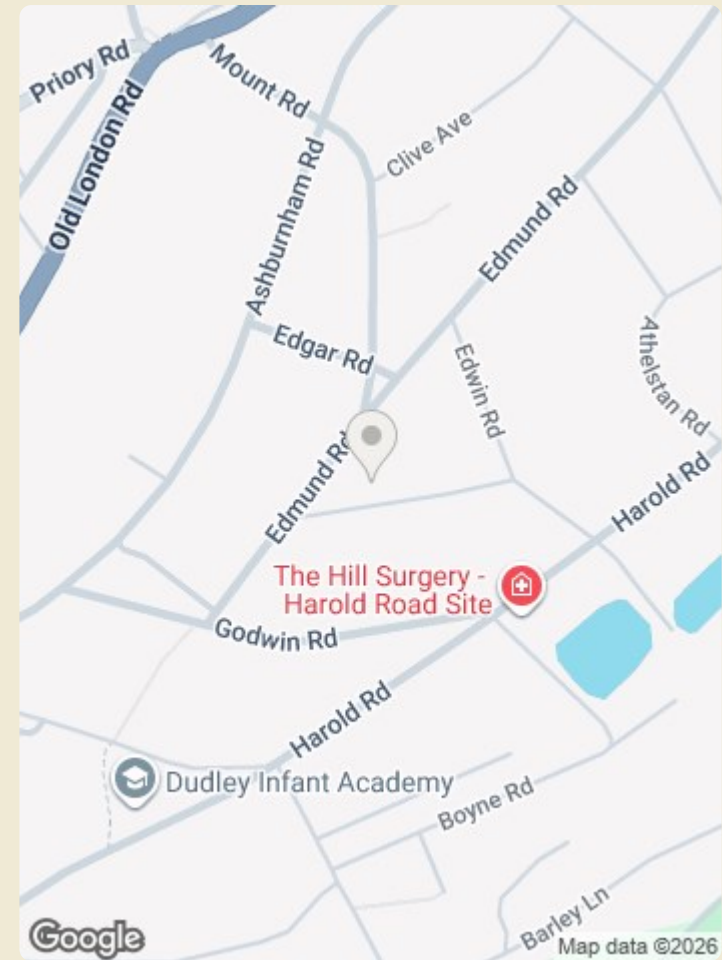
**Githa Rd**  
 Approximate Gross Internal Floor Area  
 1753 sq. ft / 162.85 sq. m



GROUND FLOOR

FIRST FLOOR

Produced By Picpreview.co.uk Ltd.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>83</b>	<b>England &amp; Wales</b>
		<b>57</b>	EU Directive 2002/91/EC

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.

