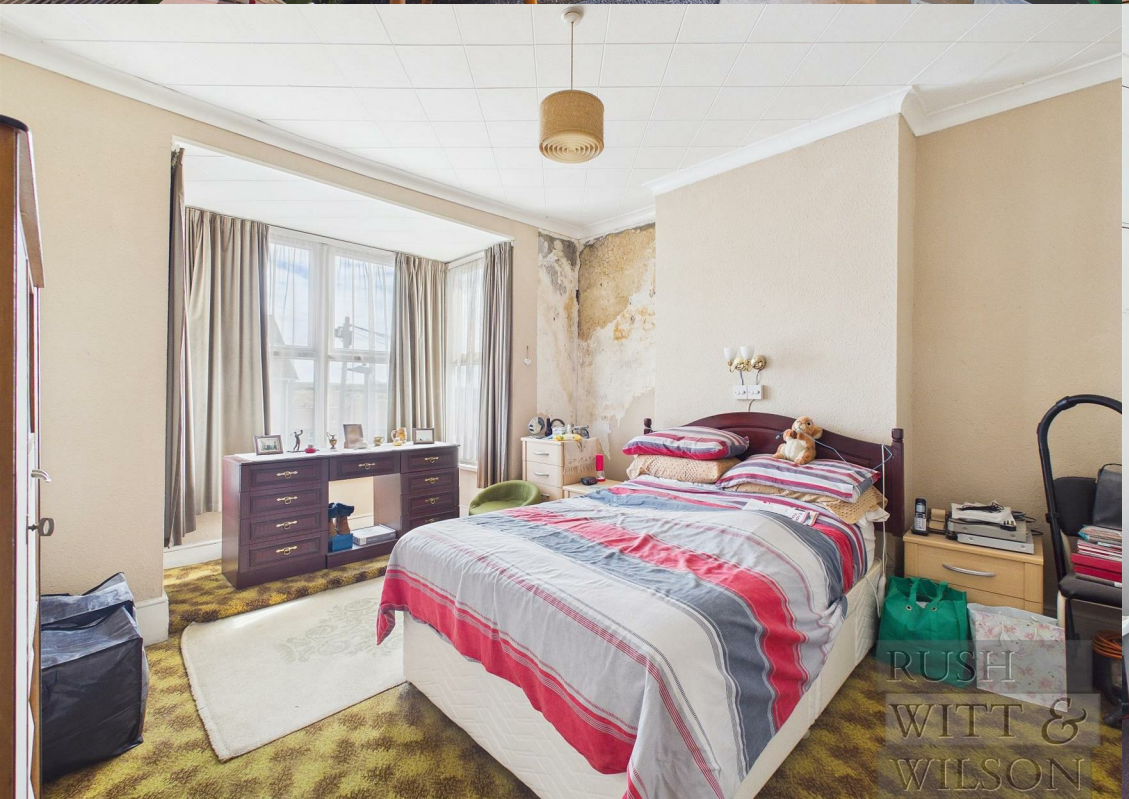
37-39 Mount Road, Hastings, East Sussex TN35 5LB

Offers In Excess Of £300,000

Nestled on Mount Road in Hastings, this impressive freehold property presents a unique opportunity for those seeking a spacious family home or a high-yield investment. Originally two separate four-bedroom houses, this substantial residence has been thoughtfully combined to create a remarkable eight-bedroom dwelling. Upon entering, you are greeted by two separate entrances leading into a generous hallway. The ground floor features two expansive lounge and dining rooms, perfect for both entertaining guests and enjoying everyday family life. Each side of the property is equipped with its own fully fitted kitchen, enhancing the versatility of the layout, making it ideal for multi-generational living or flexible use. Practicality is further enhanced by a ground floor WC and ample storage areas. The first floor is equally impressive, boasting eight well-proportioned bedrooms that are flooded with natural light. A bathroom and an additional shower room provide convenience for larger households, while thoughtfully placed landings ensure a smooth flow throughout the space. Externally, the property offers three private courtyard gardens, perfect for outdoor seating, gardening, or simply enjoying some private relaxation. Additionally, there are two large store rooms and an oil tank storage area, providing further potential for development, subject to planning permissions. This property requires only light refurbishment, making it an excellent canvas for renovation or reconfiguration. With its potential for HMO conversion (subject to planning and consents), it stands as a strong investment opportunity with a promising return on investment. Located in a sought-after area, you will find local amenities, schools, and transport links within easy reach. This is a rare chance to secure a property of this size and flexibility in Hastings, making it a must-see for discerning buyers.

RUSH
WITT &
WILSON

FRAGILE
RUSH
WITT &
WILSON


RUSH
WITT &
WILSON

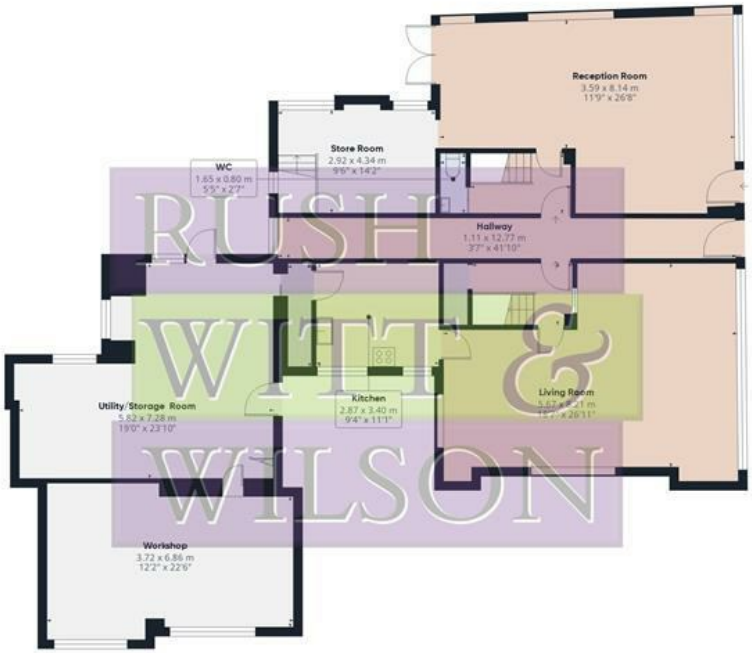
RUSH
WITT &
WILSON

RUSH
WITT &
WILSON

RUSH
WITT &
WILSON

RUSH
WITT &
WILSON

RUSH
WITT &
WILSON



Floor 0

Floor 1

N E W S

RUSH WITT & WILSON

Approximate total area(1)

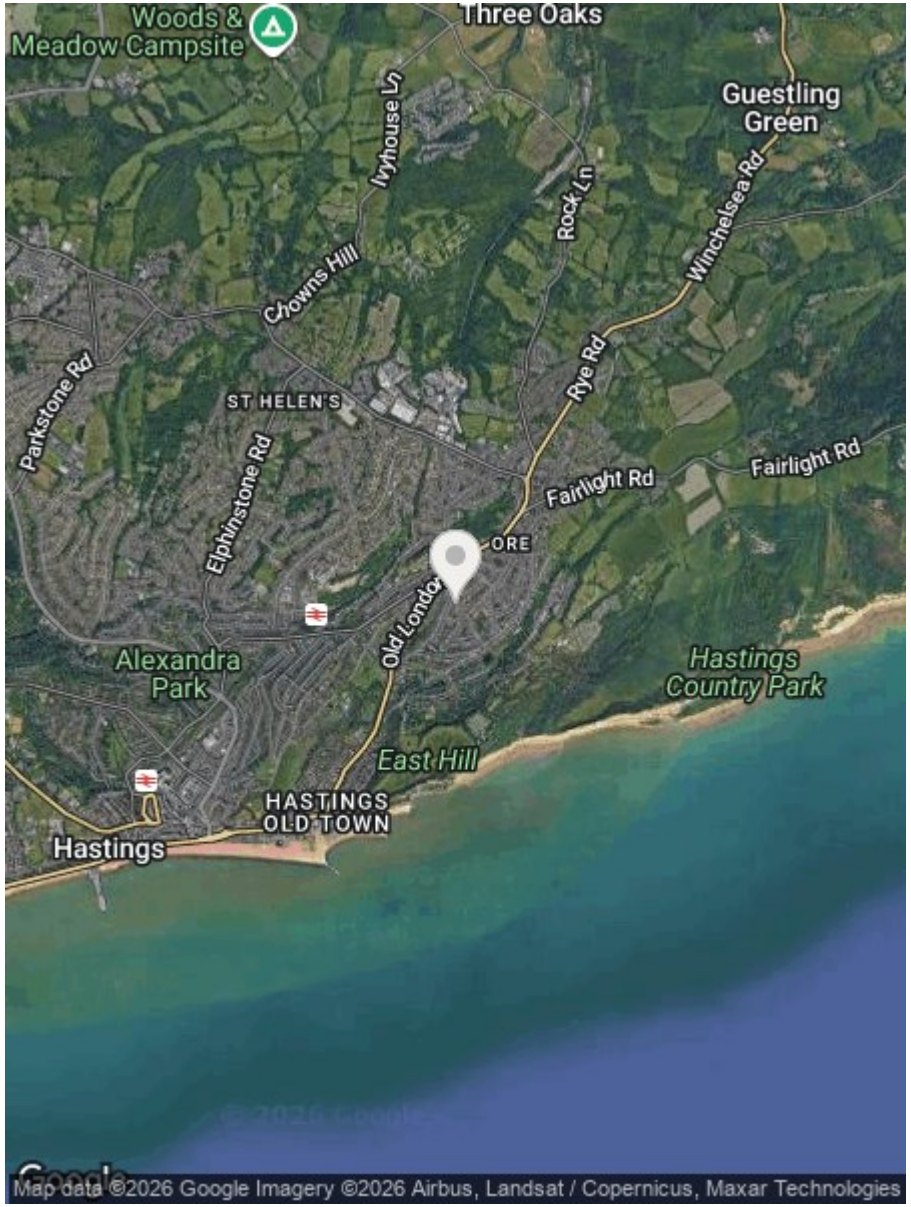
328.6 m²

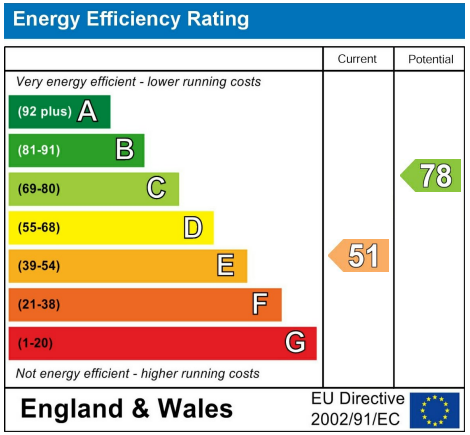
3535 ft²

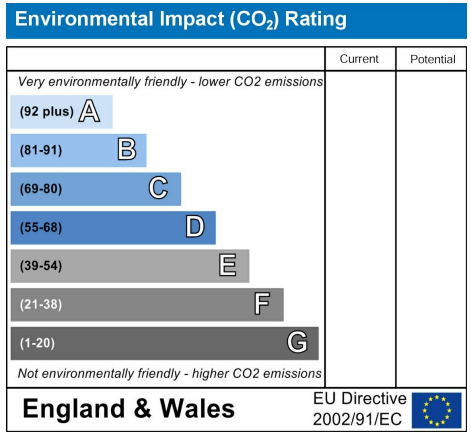
(1) Excluding balconies and terraces

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

GIRAFFE360







Council Tax Band - D

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

The Property Ombudsman
Relocation agent network

Rother House Havelock Road
Hastings
East Sussex
TN34 1BP
Tel: 01424 442443
hastings@rushwittwilson.co.uk
www.rushwittwilson.co.uk