

**RUSH
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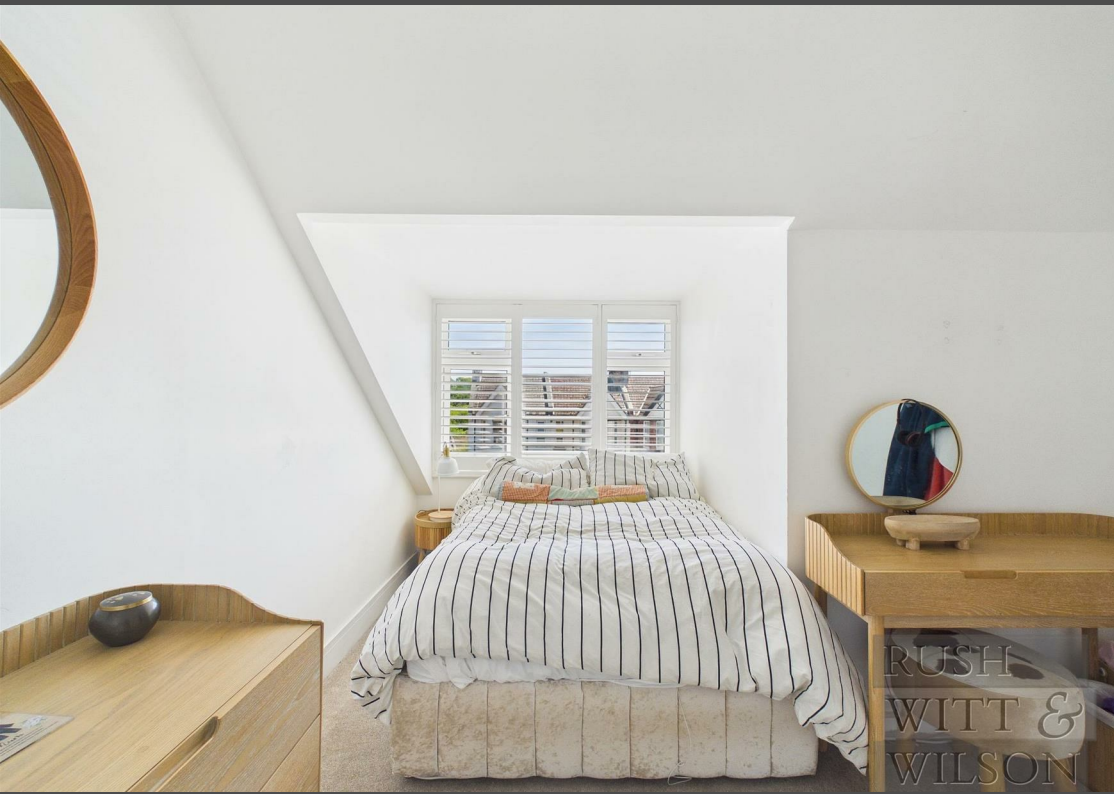
RUSH
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**87 Athelstan Road, Hastings, East Sussex TN35 5JF
Offers In Excess Of £420,000 Freehold**

Situated on the sought-after Athelstan Road in the ever-popular Clive Vale area, this beautifully presented CORNER PLOT SEMI DETACHED bungalow combines contemporary style with everyday comfort. Thoughtfully modernised throughout, the property offers a versatile and spacious layout, ideal for families, professionals, or those looking for a peaceful coastal retreat. At the heart of the home is a generous reception room, perfect for both relaxing and entertaining. The property offers three/four well-proportioned bedrooms, depending on your preferred configuration, providing flexibility to suit a variety of lifestyles. Two stylish bathrooms - one on the ground floor and one upstairs - have been finished to a high standard, ensuring practicality and convenience throughout the home. A standout feature is the converted lower-ground office, offering a highly adaptable space ideal for remote working, a playroom, gym, hobby room, or additional storage. To the rear, the sunny garden provides a wonderful outdoor escape, complete with a patio area perfect for al fresco dining, entertaining guests, or simply enjoying the warmer months. Further benefits include off-road parking and a prime location within one of Hastings' most desirable residential areas. This exceptional ultra-modern bungalow offers stylish, flexible living in a vibrant community setting and is not to be missed. Early viewing is highly recommended to fully appreciate everything this impressive home has to offer.









Floor 0



Floor 1



Floor 2



Approximate total area⁽¹⁾

123.5 m²

1328 ft²

Reduced headroom

2.1 m²

23 ft²

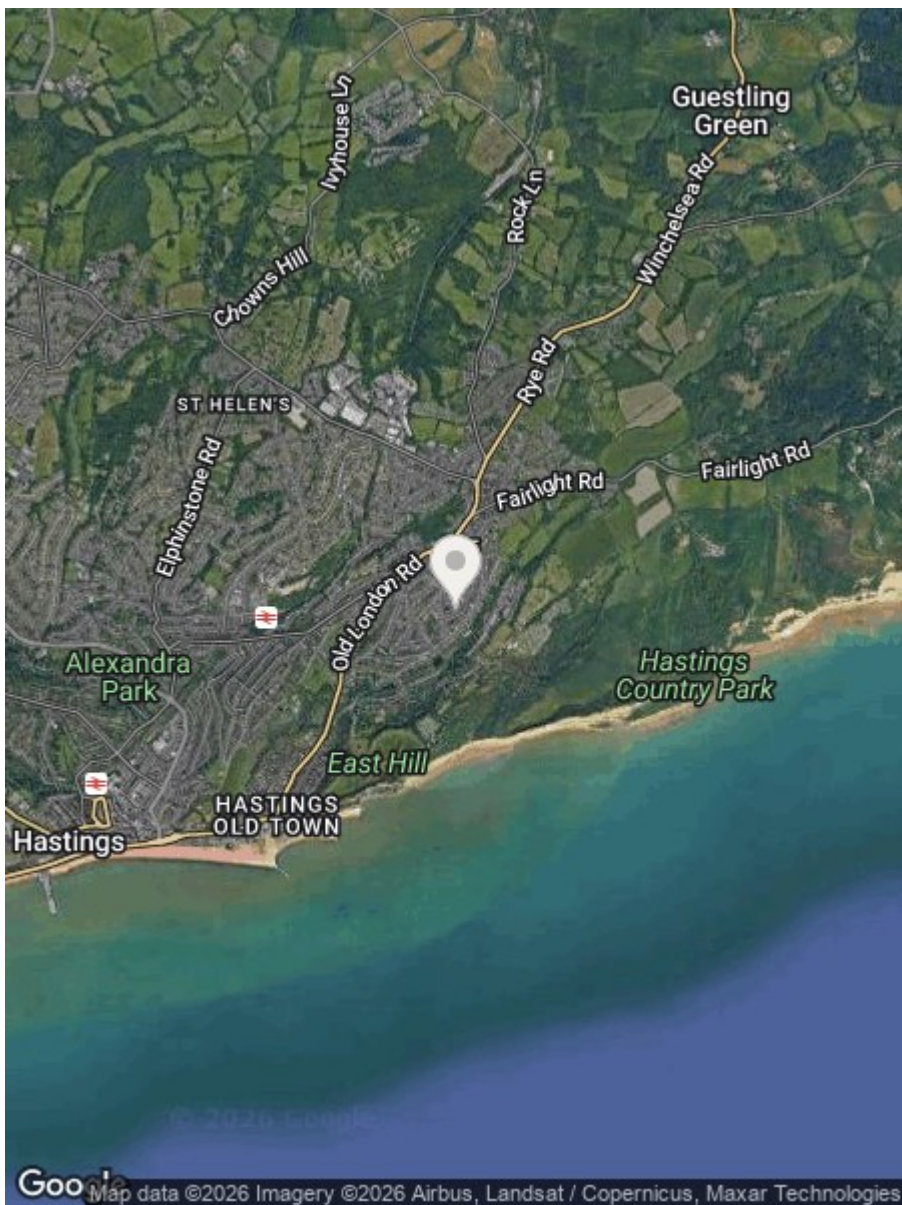
(1) Excluding balconies and terraces


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		
	71	79
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 - 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:

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).
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**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**