

**RUSH
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FOR SALE
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rushwittwilson.co.uk

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**32 Vicarage Road, Hastings, TN34 3LY
Offers In Excess Of £350,000 Freehold**

Nestled on Vicarage Road in the charming area of Hastings, this delightful terraced Victorian house offers a perfect blend of character and modern living. Spanning three storeys, the property boasts spacious accommodation that is both well-presented and functional. Upon entering, you are greeted by an inviting open plan living and dining area, which seamlessly flows into a modern kitchen at the rear. This well-designed space not only enhances the social aspect of the home but also provides easy access to the garden, making it ideal for entertaining or enjoying family time. The first floor features two generously sized double bedrooms, complemented by a large family bath/shower room that showcases a freestanding bath and a separate shower enclosure, perfect for relaxation. Ascending to the upper floor, you will find the third double bedroom, which benefits from built-in storage and a walk-in wardrobe. The outdoor space is equally impressive, with a paved area leading to a decked section and a charming garden studio. This versatile space, equipped with power, can serve as a second reception area or a home office, catering to the needs of modern living. Additionally, the front garden is a sunny haven, adorned with mature plants and rose bushes, providing a lovely first impression. Situated in a sought-after position on the West Hill, this property is conveniently located within walking distance to local shops and is equidistant to both Hastings Old Town and the bustling town centre. Residents will appreciate the proximity to the seafront, as well as excellent bus and railway connections, with Ore railway station just a short stroll away. This Victorian gem is a wonderful opportunity for those seeking a spacious family home in a vibrant community.







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Floor 0



Floor 1



Floor 2



Approximate total area⁽¹⁾

98.8 m²

1065 ft²

Reduced headroom

4 m²

43 ft²

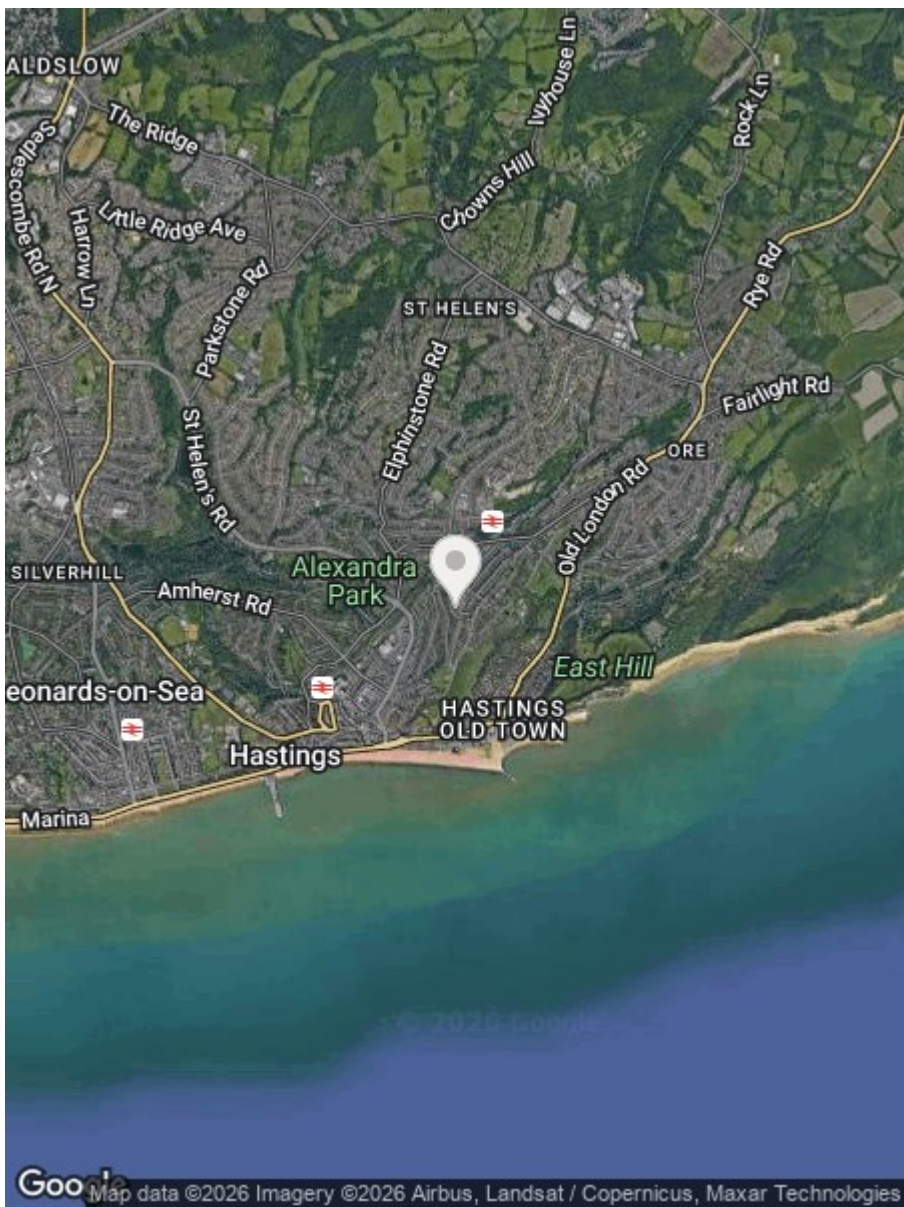
(1) Excluding balconies and terraces

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.

GIRAFFE 360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	63	
(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:

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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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

**RUSH
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