

**RUSH
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**47 Alfred Road, Hastings, TN35 5HZ
Offers In Excess Of £475,000 Freehold**

Nestled on Alfred Road in the charming town of Hastings, this stunning Victorian semi-detached home has been fully renovated to an exceptional standard, blending classic elegance with modern comforts. The property boasts an impressive four bedrooms, making it ideal for families or those seeking extra space. Upon entering, you will find two inviting reception rooms that provide ample space for relaxation and entertaining. The home features two well-appointed bathrooms, including a convenient shower room, ensuring that morning routines run smoothly for all residents. The tiered rear garden is a delightful outdoor space, perfect for enjoying the fresh air or hosting gatherings with friends and family. Additionally, the property offers off-street parking for two vehicles, a valuable asset in this desirable area. Situated in the Clive Vale neighbourhood, this home is well-positioned for local schooling and shops, making it an excellent choice for families looking to settle in a vibrant community. With its fabulous features and thoughtful renovations, this Victorian gem is a must-see for anyone seeking a blend of character and contemporary living in Hastings.







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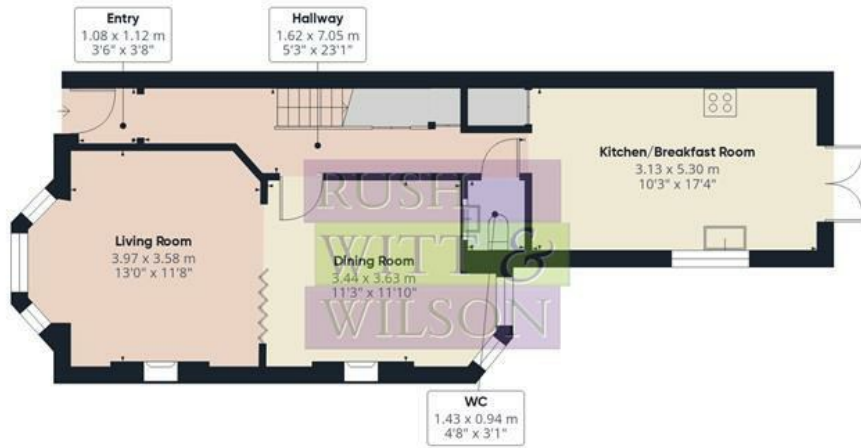
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Floor 0



Floor 1



Floor 2



Approximate total area⁽¹⁾

134.7 m²

1451 ft²

Reduced headroom

6.6 m²

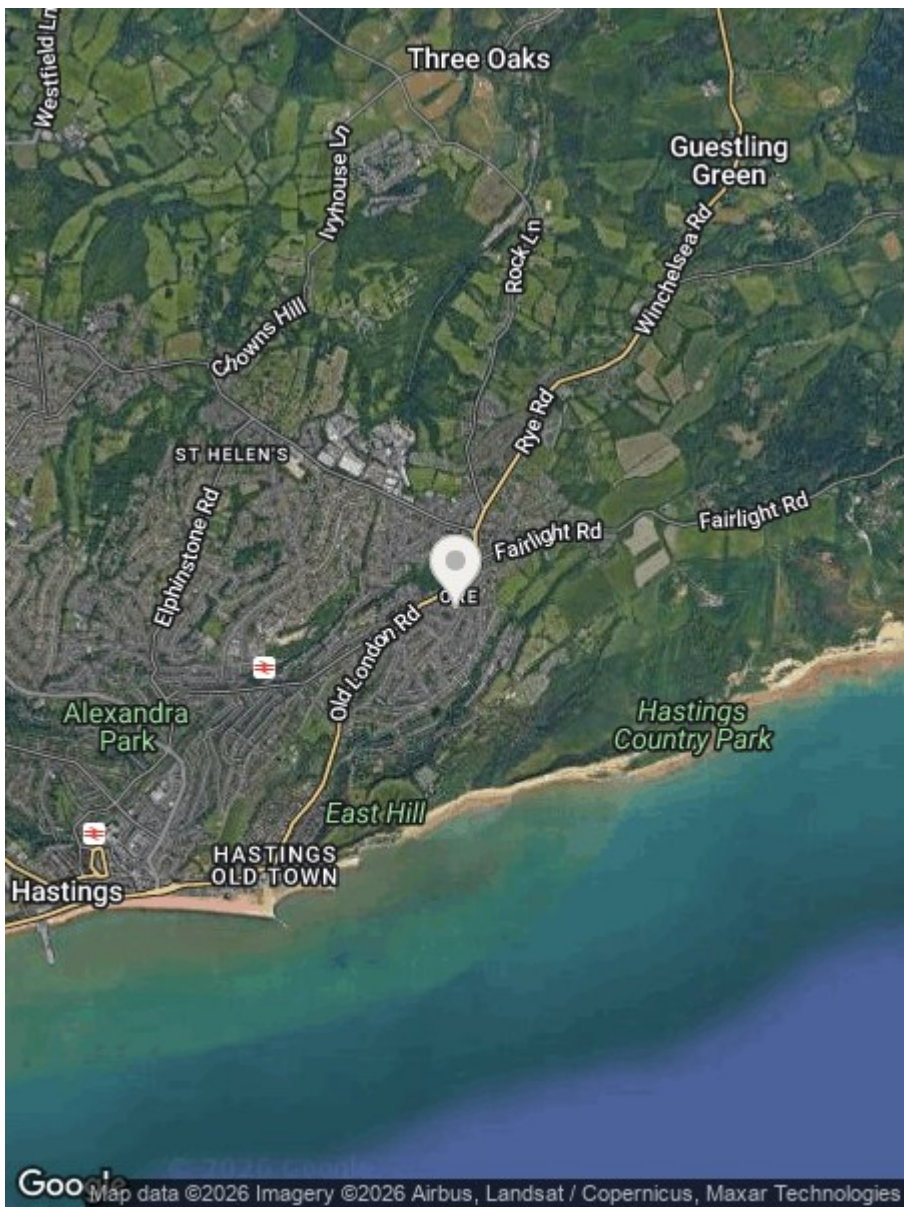
71 ft²


(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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		80
(81-91) B		
(69-80) C		
(55-68) D	60	
(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 - 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:

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