

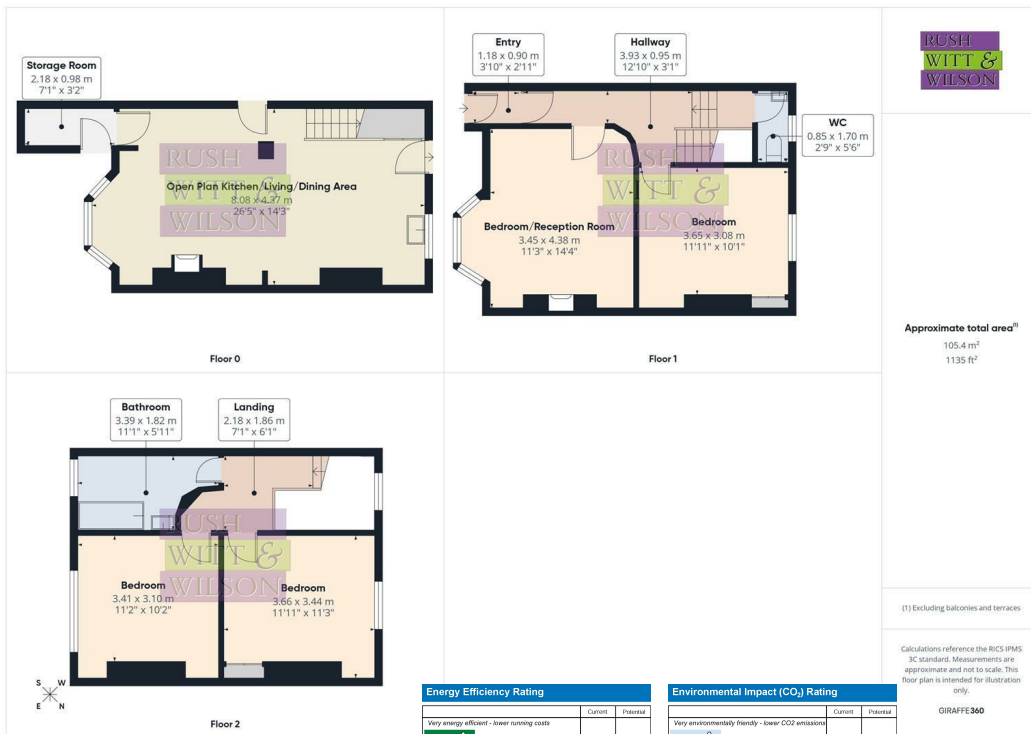


25 St. Thomass Road, Hastings, TN34 3LG £200,000 Freehold

A spacious three-storey Victorian home situated in a highly desirable West Hill location, offering generous accommodation, far-reaching views and excellent potential for improvement. The property is arranged over three floors and requires modernisation throughout, making it an ideal blank canvas for a cash buyer, investor or developer looking to put their own stamp on a well-positioned home. The accommodation comprises a large entrance hall, bay-fronted bedroom/further reception, rear bedroom with far-reaching views and a cloakroom/wc. To the first floor are two double bedrooms, with the rear bedroom again enjoying impressive views and a bathroom suite. The lower ground floor provides an open plan kitchen/dining/living area, and a large rear garden. Ideally located in the sought-after West Hill area, the property is well placed for access to local amenities, the seafront, Hastings town centre and mainline railway station.

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold). If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding. The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax. Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service is taken. Payment varies but will be no more than £450.00. These services are optional.





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:

- 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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- 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.
- VAT:** The VAT position relating to the property may change without notice.
- 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>

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