

**RUSH  
WITT &  
WILSON**



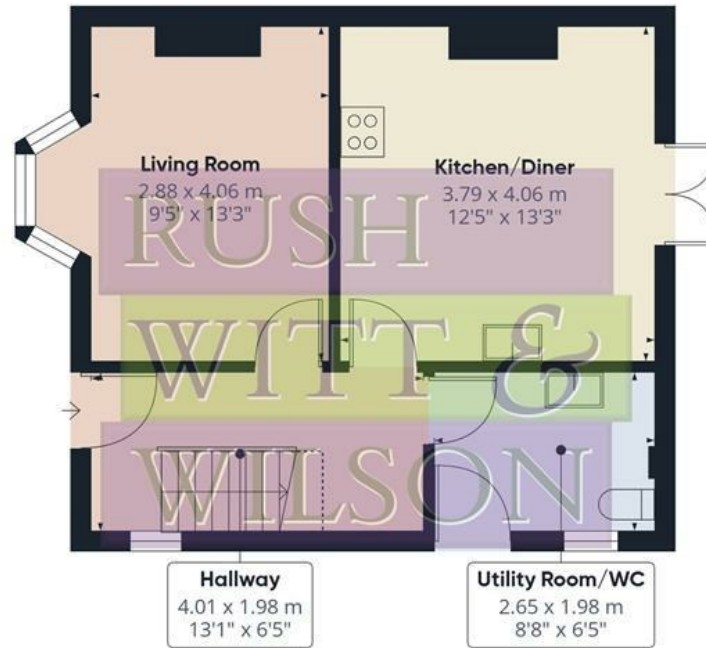
**120 Edmund Road, Hastings, TN35 5LF  
Offers In Excess Of £300,000 Freehold**

Nestled on the charming Edmund Road in Hastings, this beautifully renovated semi detached house offers a perfect blend of modern living and classic charm. Spanning an impressive 847 square feet, the property boasts a bay fronted living room, modern kitchen/diner with access to the rear garden, useful utility room/wc. This home features a contemporary design, with high-quality finishes that reflect a commitment to excellence. The three well-proportioned bedrooms provide ample space for relaxation, while the stylish bathroom has been thoughtfully designed to cater to your needs. This property is not just a house; it is a sanctuary that has been completely transformed to a high specification, ensuring that every corner exudes comfort and sophistication. Whether you are a first-time buyer or looking to downsize, this home is ready to welcome you with open arms. Located in a desirable area, you will find yourself within easy reach of local amenities, schools, and the picturesque coastline that Hastings is renowned for. This is an exceptional opportunity to acquire a stunning home in a vibrant community. Do not miss the chance to make this exquisite property your own.









Floor 0



Floor 1



**Approximate total area<sup>(1)</sup>**

78.8 m<sup>2</sup>

847 ft<sup>2</sup>

**Reduced headroom**

1.4 m<sup>2</sup>

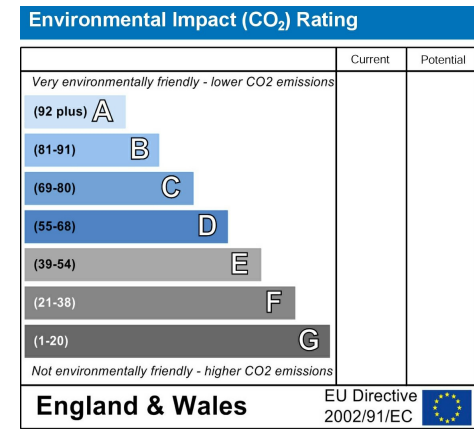
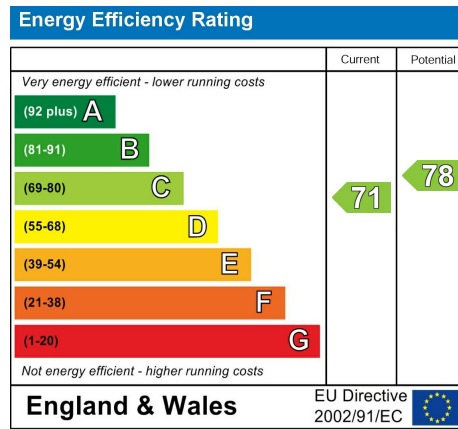
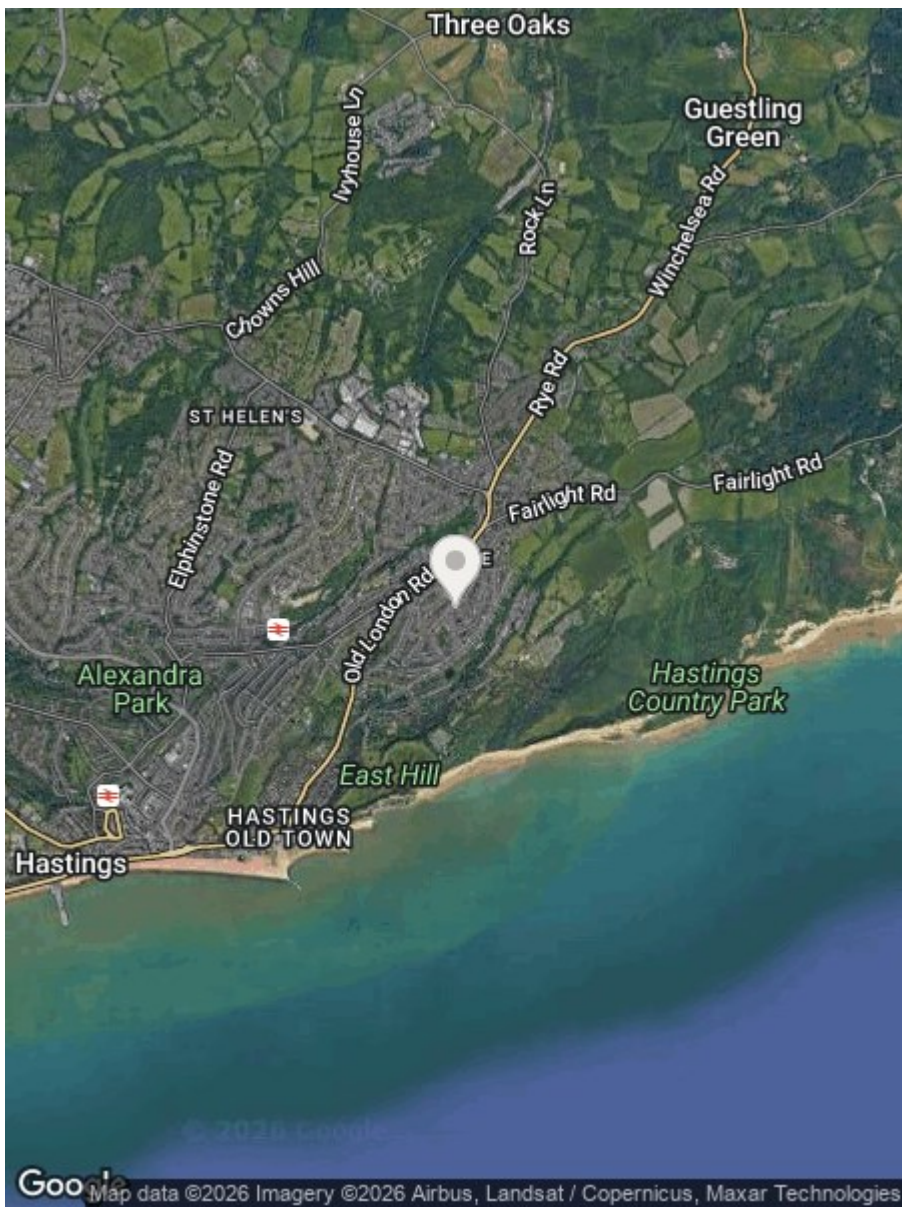
15 ft<sup>2</sup>

(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.



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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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.
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