

**RUSH
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**65 Sandown Road, Hastings, TN35 5AY
Offers In Excess Of £230,000 Freehold**

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Nestled on the charming Sandown Road in Hastings, this completely refurbished three bedroom end of terrace house offers a delightful blend of modern convenience and traditional charm. Spanning 726 square feet, the property features a well-designed layout that maximises both space and comfort, making it an ideal choice for families or individuals seeking a welcoming environment. As you step inside, you are greeted by a cosy living room, enhanced by a lovely bay window that floods the space with natural light. This inviting atmosphere is perfect for relaxation or entertaining guests. Adjacent to the living room, the modern fitted kitchen/breakfast room is a culinary enthusiast's dream. With sleek finishes and ample storage, meal preparation becomes both efficient and enjoyable. Venturing upstairs, you will discover the generously sized master bedroom, a tranquil retreat perfect for unwinding after a long day. The second bedroom is equally spacious, making it ideal for guests or family members. The third bedroom, while slightly smaller, still provides a comfortable space that can be utilised as a child's room, a study, or a guest room. Beyond the property itself, its location in Hastings is a significant advantage. Known for its rich history and vibrant community, Hastings offers a variety of local amenities, schools, and stunning coastal scenery, all within easy reach. This end-terrace house is not just a wonderful home; it is also a gateway to a fulfilling lifestyle in a welcoming town. Do not miss the opportunity to make this charming house your new home.





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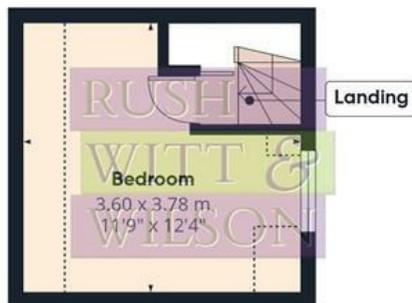
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Floor 0



Floor 1



Floor 2



Approximate total area⁽¹⁾

67.4 m²

726 ft²

Reduced headroom

2.6 m²

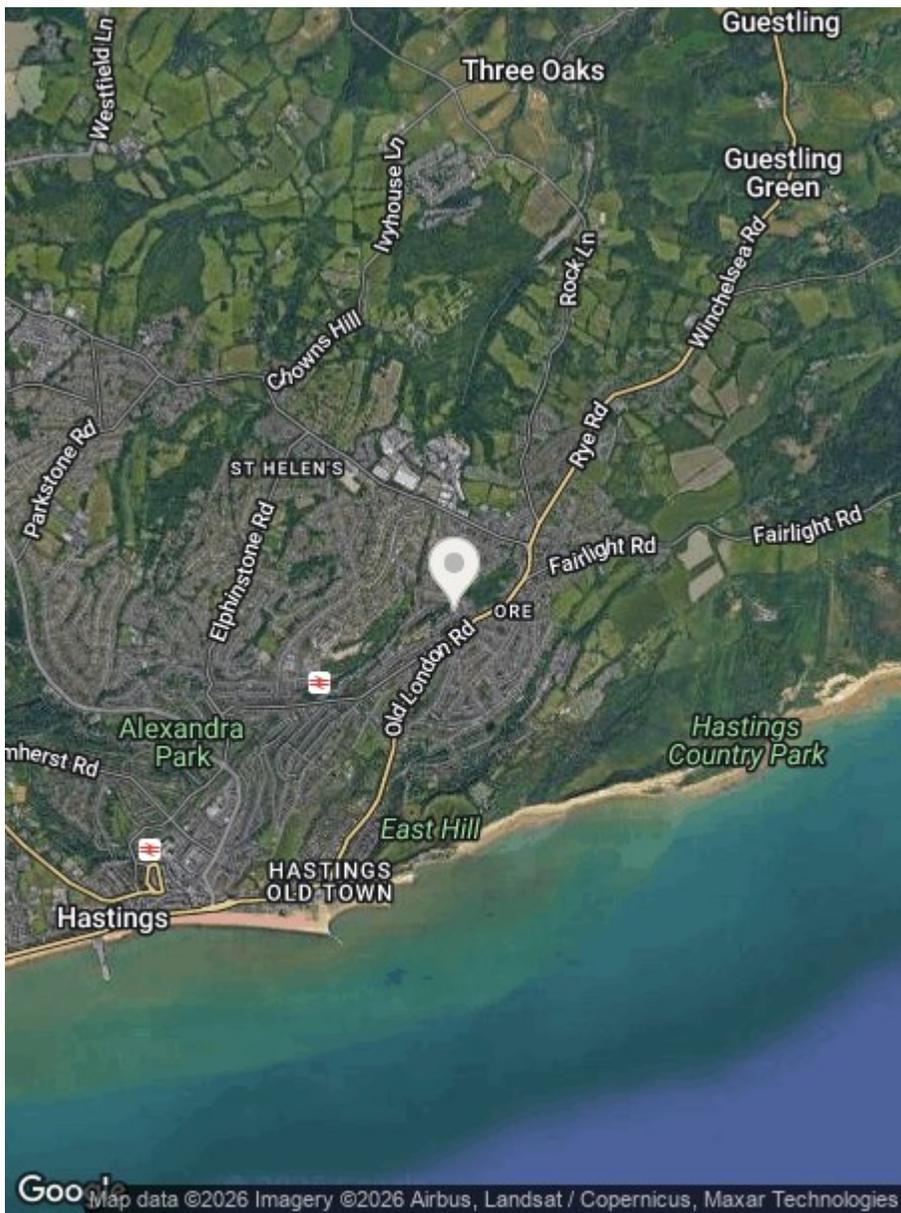
28 ft²

(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		
(81-91) B		85
(69-80) C		
(55-68) D	57	
(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.
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