

**RUSH  
WITT &  
WILSON**



RUSH  
WITT &

**137 St. Georges Road, Hastings, TN34 3NF**  
**Guide Price £250,000 - £270,000 Freehold**

**\*\*\*GUIDE PRICE £250,000 - £270,000\*\*\*** Nestled on the desirable St. Georges Road in Hastings, this charming mid-terraced period home offers a perfect blend of space and comfort, making it an ideal choice for families. With three well-proportioned bedrooms and a spacious loft room considered ideal for multiple uses, this property provides versatile accommodation spread over three floors. Upon entering, you are welcomed by a generous entrance hall that leads to a bright and airy lounge, perfect for relaxation. The separate dining room offers an inviting space for family meals and gatherings, while the kitchen is conveniently located for ease of access. The first floor features three good-sized bedrooms, complemented by a modern bathroom suite that caters to the needs of a busy household. The loft room, currently used as an occasional bedroom, adds further flexibility to the living space, allowing for various uses such as a home office or playroom. Outside, the private rear garden presents a delightful area for seating and entertaining, ideal for enjoying the warmer months. This property is situated within easy reach of the picturesque green spaces of the West Hill, as well as local shops and Ore Train Station, ensuring that all your daily needs are met. With its spacious layout and prime location, this home is a wonderful opportunity for those seeking a family-friendly environment in Hastings. We invite you to contact the owners' agents to arrange a viewing of this splendid family home.





RUSH  
WITT &  
WILSON



RUSH  
WITT &  
WILSON

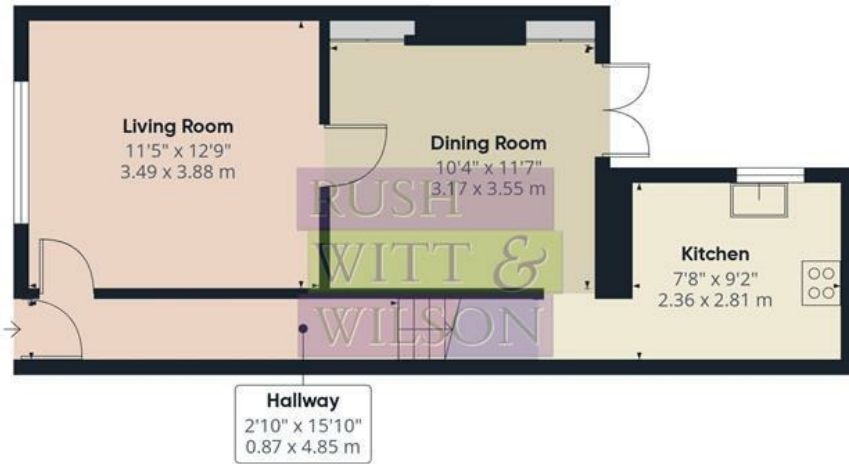


RUSH  
WITT &  
WILSON

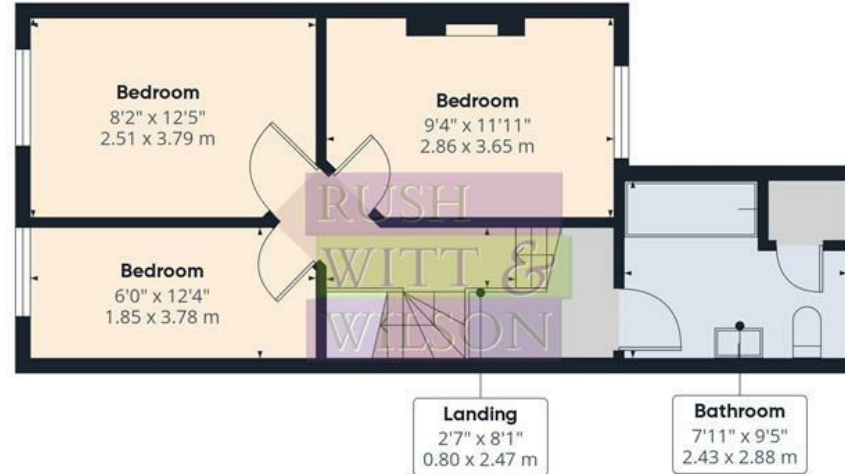


RUSH  
WITT &  
WILSON

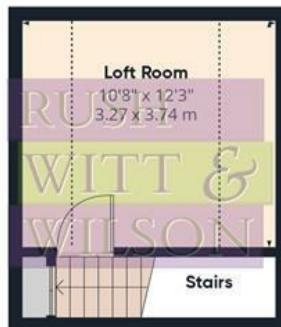




Floor 0



Floor 1



Floor 2

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

956 ft<sup>2</sup>  
88.8 m<sup>2</sup>

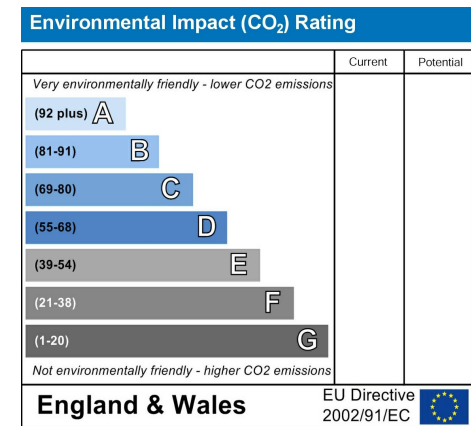
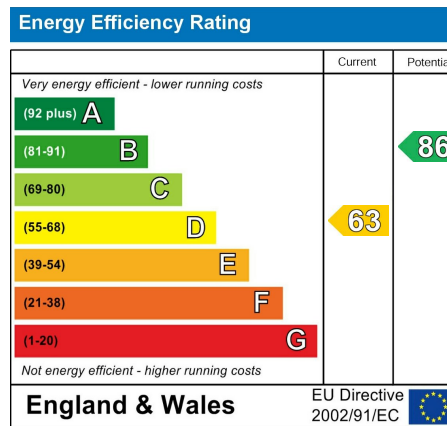
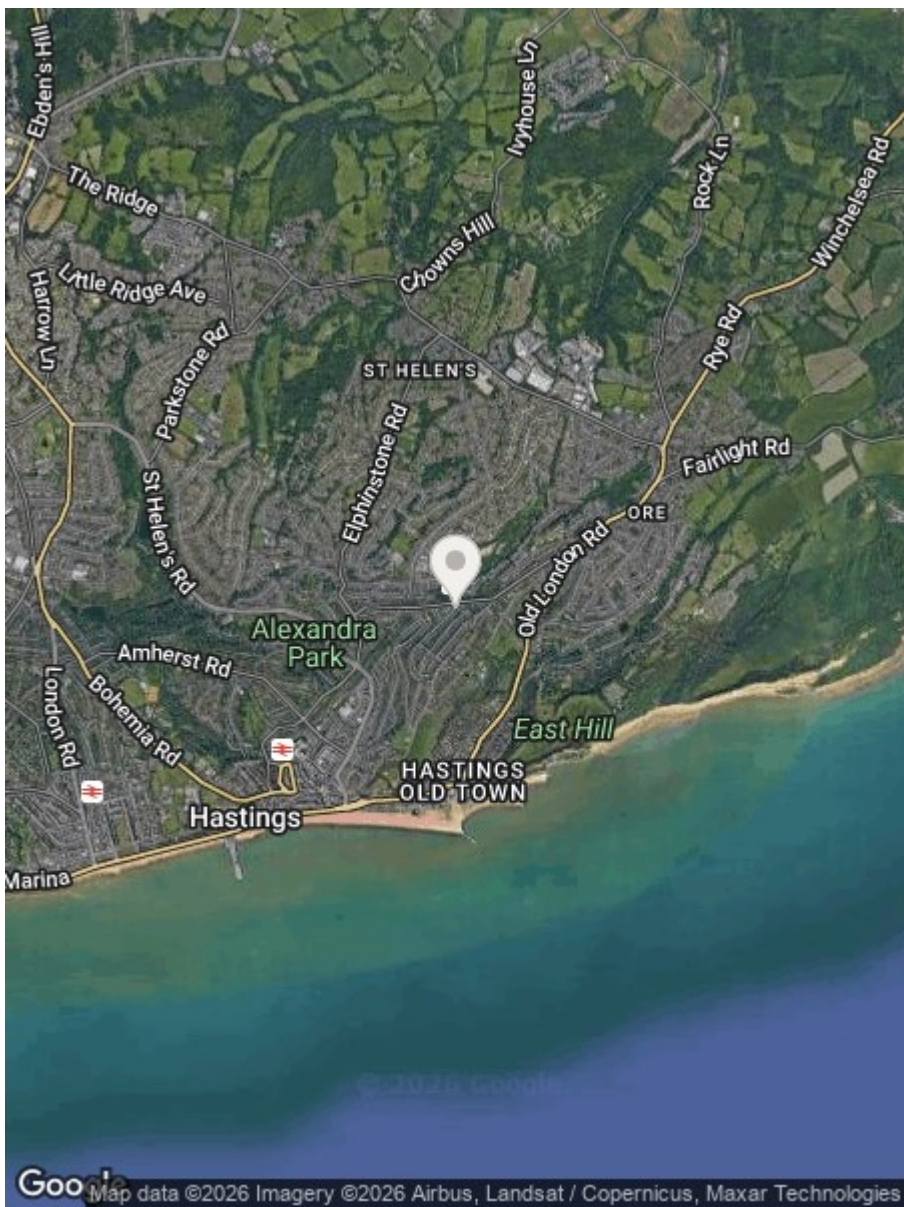
**Reduced headroom**

57 ft<sup>2</sup>  
5.3 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
----- Below 5 ft/1.5 m

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 - 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).
2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.
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.
5. 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>



**Residential Estate Agents**  
Lettings & Property Management



**Rother House Havelock Road**  
Hastings  
East Sussex  
TN34 1BP  
Tel: 01424 442443  
[hastings@rushwittwilson.co.uk](mailto:hastings@rushwittwilson.co.uk)  
[www.rushwittwilson.co.uk](http://www.rushwittwilson.co.uk)