



Sandown Road  
Hastings, TN35 5AY  
£185,000 Freehold

Wyatt  
Hughes  
Residential Sales

## Sandown Road, Hastings, TN35 5AY

Situated on Sandown Road in Hastings, this charming end-terrace house presents an excellent opportunity for those looking to create their ideal home. With a total area of 628 square feet, the property features two well-proportioned bedrooms, along with a versatile occasional small third bedroom, making it suitable for a variety of living arrangements.

The house boasts a welcoming reception room, perfect for relaxing or entertaining guests. While the property does require updating, it offers great potential for buyers to personalise and enhance the space to their taste. The absence of an onward chain simplifies the purchasing process, allowing for a smoother transition into your new home.

One of the standout features of this property is the private rear garden, where you can create a tranquil outdoor space for gardening, relaxation, or social gatherings.

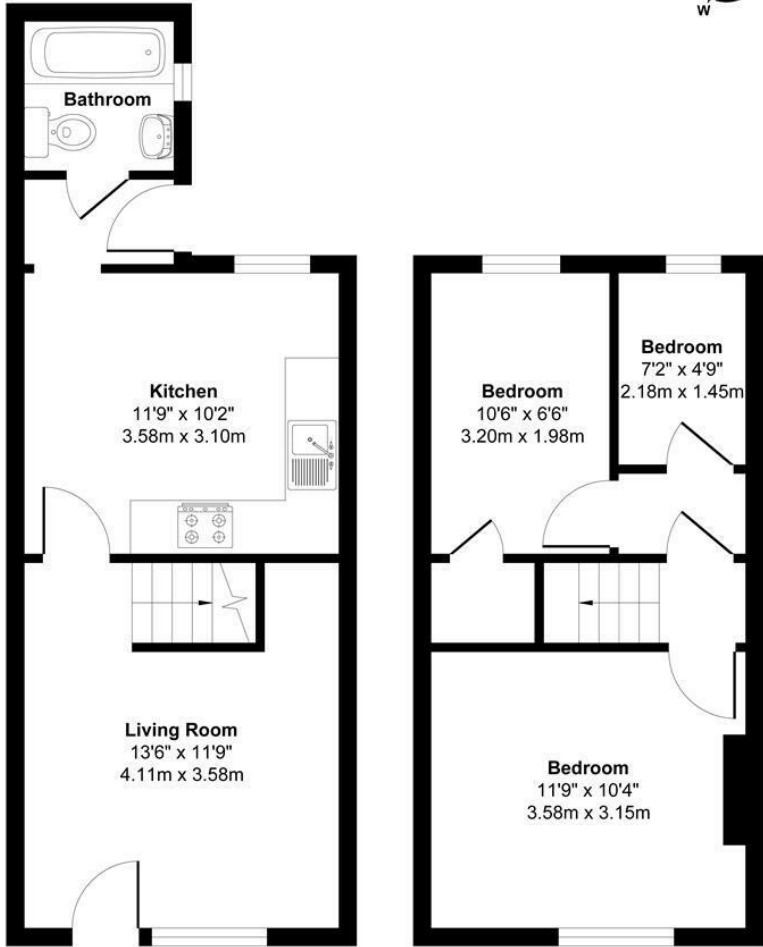
Located in a desirable area of Hastings, this property is conveniently close to local amenities, schools, and transport links, making it an ideal choice for families or first-time buyers. With its potential for improvement and personalisation, this end-terrace house is a fantastic opportunity for anyone looking to invest in a property that they can truly make their own.

- 628 SQ FT
- REQUIRES RENOVATION
- TAX BAND B
- EPC RATING D
- TWO/THREE BEDROOM END OF TERRACE HOUSE
- PRIVATE REAR GARDEN
- NO ONWARD CHAIN
- KITCHEN / DINING ROOM



Sandown Rd

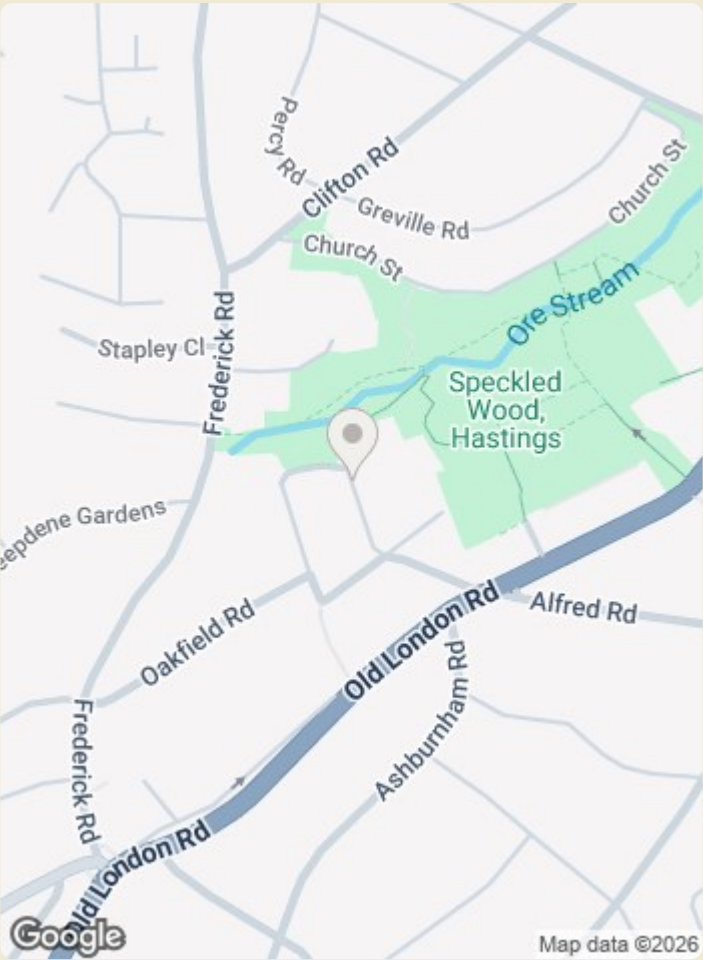
Approximate Gross Internal Floor Area  
628 sq. ft / 58.34 sq. m



GROUND FLOOR

FIRST FLOOR

Produced By Picpreview.co.uk Ltd.



| Energy Efficiency Rating                    |                         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|---------------------------------------------|-------------------------|-----------|-----------------------------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |                                                                 | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           | Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) A                                 |                         |           | (92 plus) A                                                     |                         |           |
| (81-91) B                                   |                         |           | (81-91) B                                                       |                         |           |
| (69-80) C                                   |                         |           | (69-80) C                                                       |                         |           |
| (55-68) D                                   |                         |           | (55-68) D                                                       |                         |           |
| (39-54) E                                   |                         |           | (39-54) E                                                       |                         |           |
| (21-38) F                                   |                         |           | (21-38) F                                                       |                         |           |
| (1-20) G                                    |                         |           | (1-20) G                                                        |                         |           |
| Not energy efficient - higher running costs |                         |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           | England & Wales                                                 | EU Directive 2002/91/EC |           |

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.

