

**RUSH
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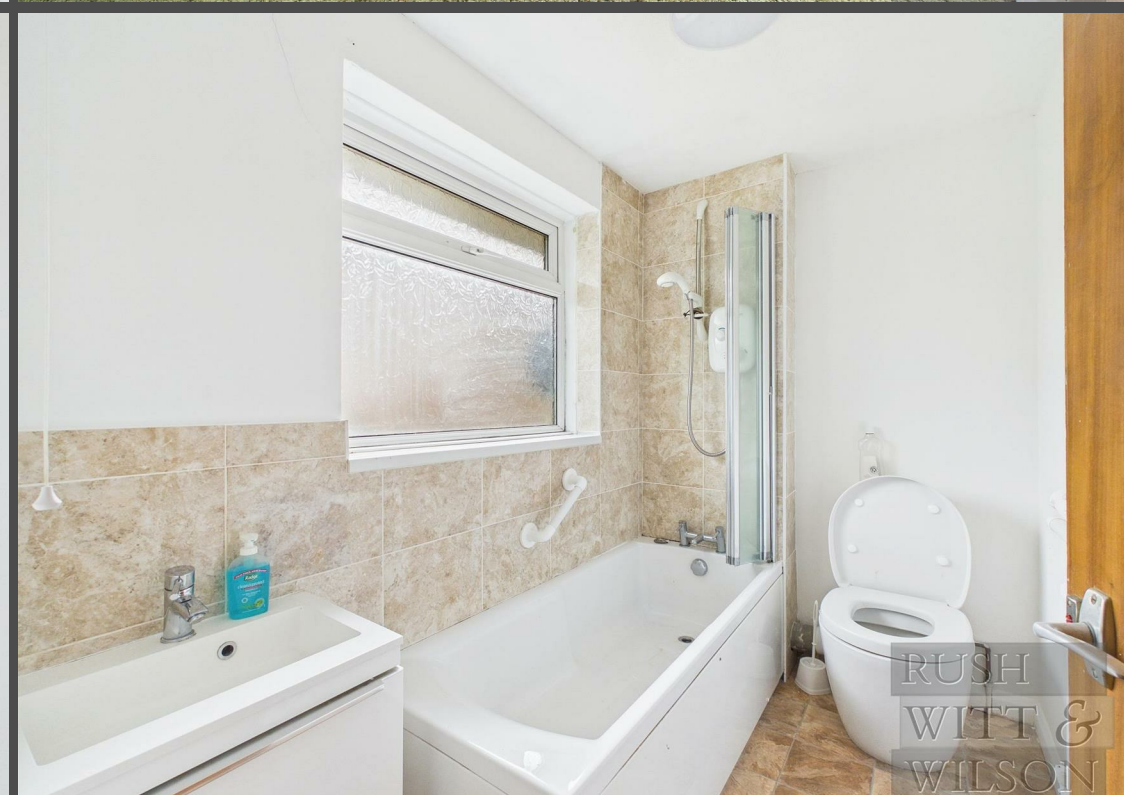
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**1 Nook Close, Hastings, TN35 5RA
Offers In The Region Of £240,000 Freehold**

*****GUIDE PRICE £220,000 - £240,000 CHAIN FREE***** Nestled in the charming Nook Close, Hastings, this delightful two-bedroom end-of-terrace house presents an excellent opportunity for first-time buyers seeking a project to make their own. Also offering the potential to increase value through garage conversion or possible extension. The property features a welcoming reception room that offers a perfect space for relaxation and entertaining. The two well-proportioned bedrooms provide ample accommodation, while the bathroom is conveniently located to serve the household. Although the home requires modernisation throughout, this presents a unique chance for new owners to infuse their personal style and preferences into the property, creating a truly bespoke living space. The property also boasts a garage with a driveway, providing parking for up to two vehicles, a valuable asset in this desirable area. Situated close to local shops within Ore Village, residents will enjoy easy access to essential amenities, making daily life both convenient and enjoyable. This end-of-terrace home is not just a house; it is a canvas awaiting your creative touch. With its potential and prime location, it is an ideal choice for those looking to step onto the property ladder in Hastings. Don't miss the chance to transform this house into your dream home.









Floor 0



Floor 1



Approximate total area⁽¹⁾

61.1 m²

658 ft²

Reduced headroom

1.2 m²

13 ft²

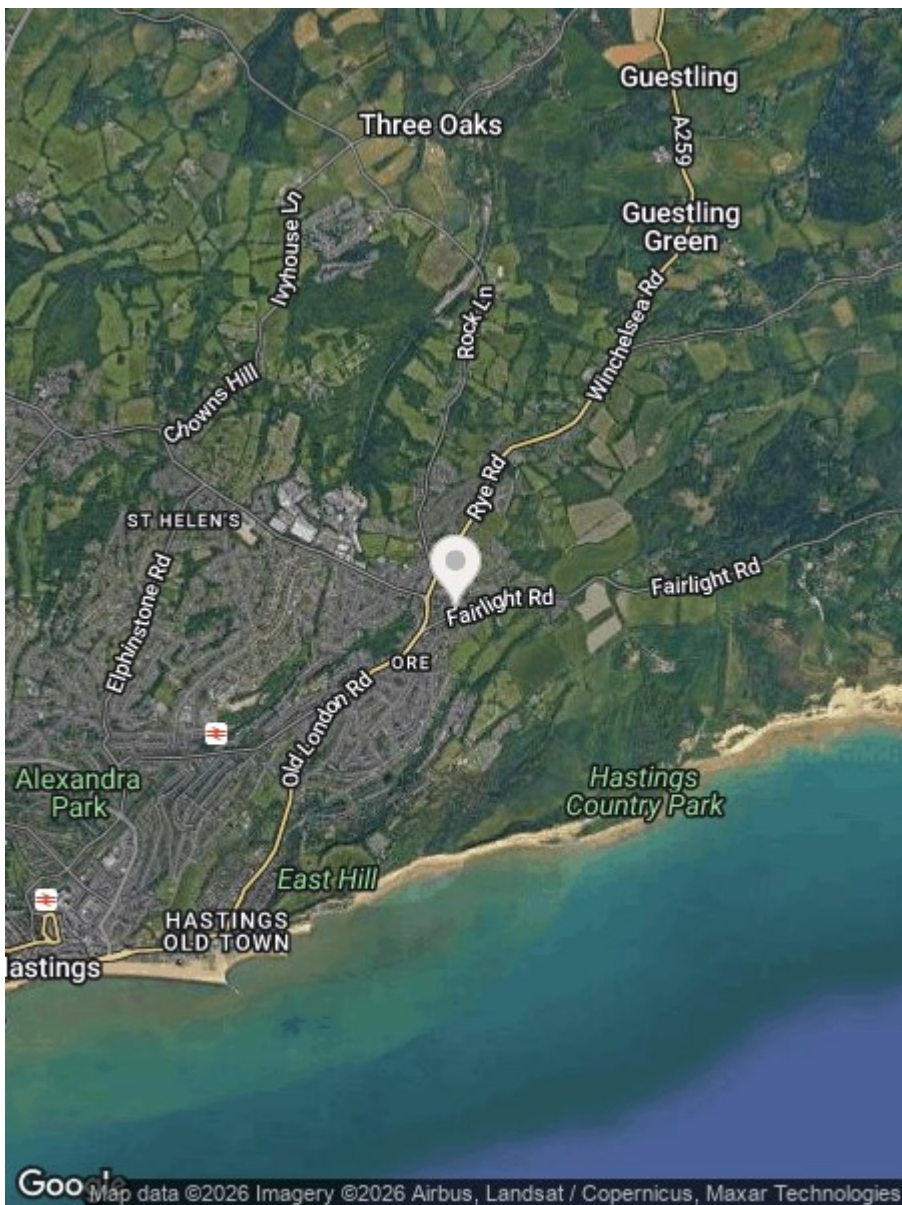
(1) Excluding balconies and terraces

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.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	68	77
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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