

RUSH  
WITT &  
WILSON



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12 Old Humphrey Avenue, Hastings, East Sussex TN34 3BT  
Offers In Excess Of £475,000 Freehold

This charming three storey, four bedroom property boasts an expansive total area of 1,223 square feet, nestled in the heart of the Historic Old Town offers a beautiful interior with a cosy feel throughout. The ground floor provides an open plan dining, kitchen and living area complete with integrated kitchen appliances and fireplace with log burner, perfect for cooking and entertaining. The first floor offers an additional living room or bedroom, also fitted with fireplace for those romantic, wintry nights, a sizable bedroom and generously fitted bathroom including both shower and bath. The top floor offers two further bedrooms. Situated in the vibrant heart of the Old Town, your new home is just a stone's throw from bustling restaurants and quaint cafes, for those food lovers and coffee enthusiasts; not to mention a brief stroll to the seafront. This property is perfect for coastal living in this gorgeous, well-appointed property.







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

1223 ft<sup>2</sup>

113.62 m<sup>2</sup>

Reduced headroom

9.74 ft<sup>2</sup>

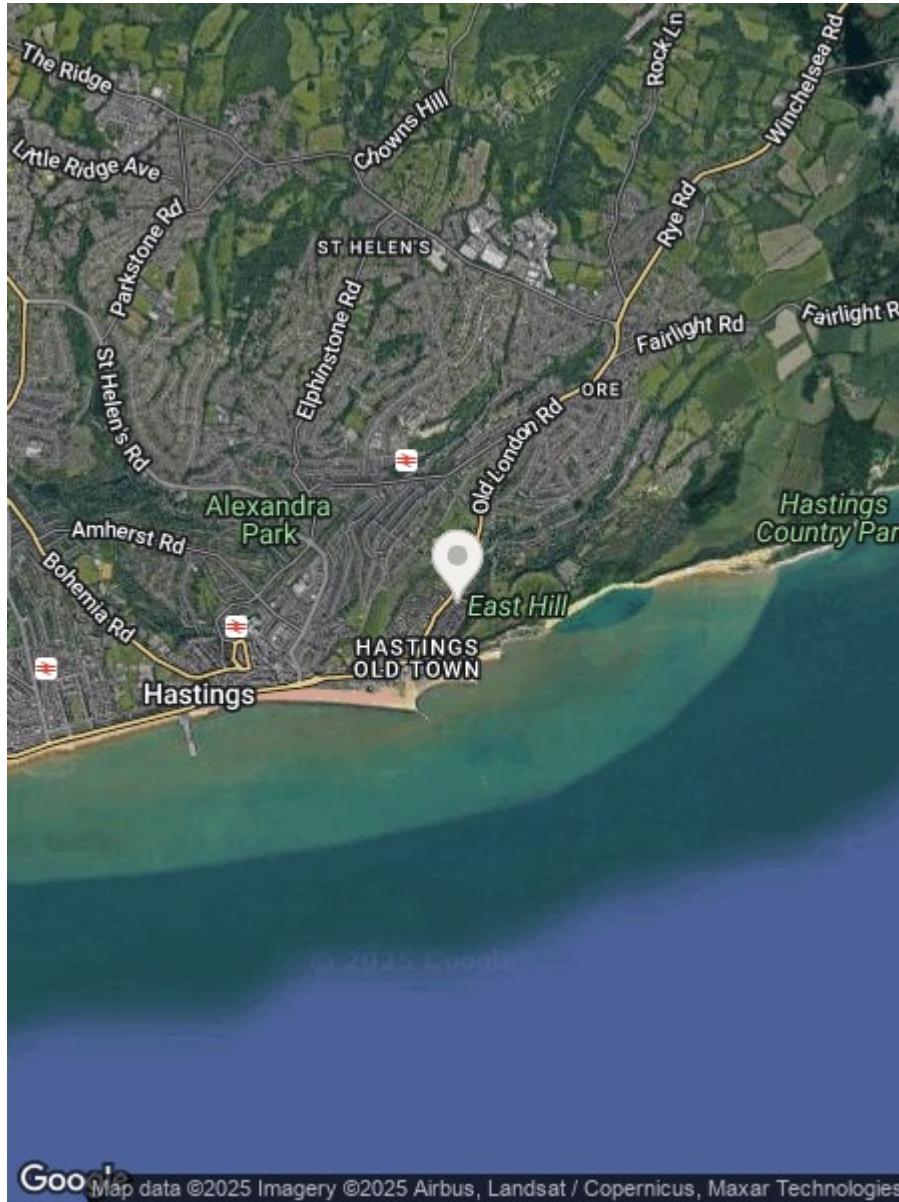
0.9 m<sup>2</sup>



(1) Excluding balconies and terraces

□ Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.



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**Residential Estate Agents  
Lettings & Property Management**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	58	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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

None of the services or appliances mentioned in these sale particulars have been tested.

It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.

Council Tax Band – C

A property may be subject to restrictive covenants and a copy of the title documents are available for inspection.

If you are seeking a property for a particular use or are intending to make changes please check / take appropriate legal advice before proceeding.

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