

**RUSH
WITT &
WILSON**



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WITT &

238 Old London Road, Hastings, TN34 3NS
£300,000 Freehold

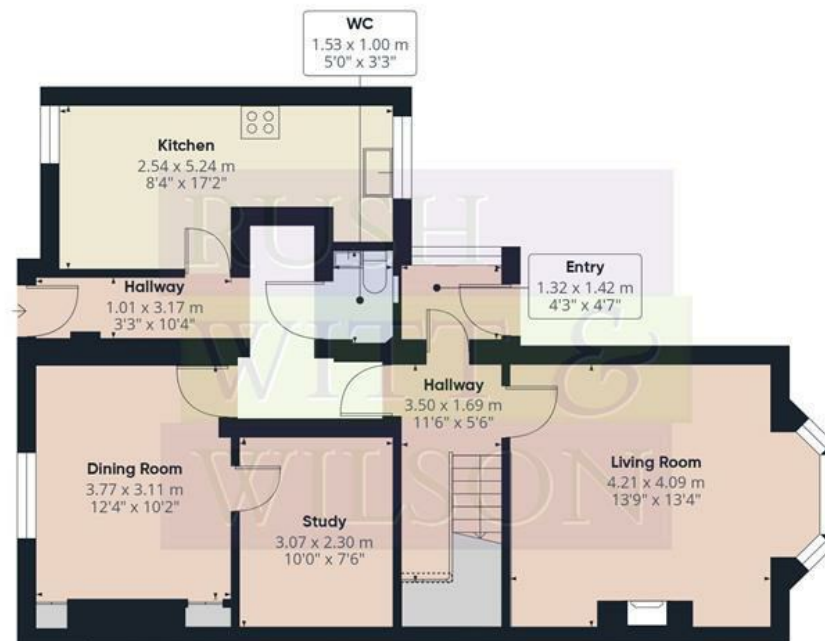
Rush Witt & Wilson welcome to the market this gorgeous three bedroom semi detached house. The property is just a few minutes from either Hastings Old Town or Ore Village and is conveniently found for local schooling.

Internally the accommodation comprises of an entrance hall, bay fronted living room, separate dining room with adjoining office space, fitted kitchen and a cloakroom/wc. To the first floor there are three well-appointed bedrooms, bathroom suite with a separate shower and a separate wc. The guest bedroom enjoys a recently fitted en suite. Further notes of interest include double glazing and gas fired central heating. Externally there is a elevated garden that is perfect for alfresco dining. Early viewings are encouraged via appointed sole agents Rush Witt & Wilson. Being sold chain free.









Floor 0



Floor 1

Approximate total area⁽¹⁾

125.7 m²

1353 ft²

Reduced headroom

0.1 m²

1 ft²

(1) Excluding balconies and terraces

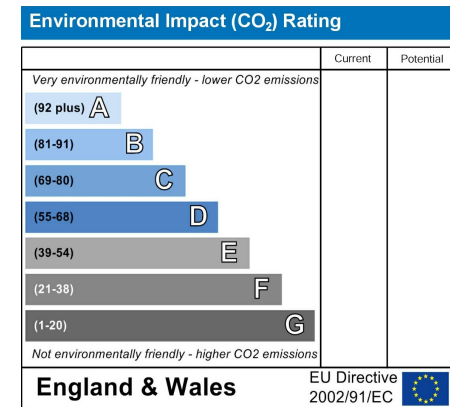
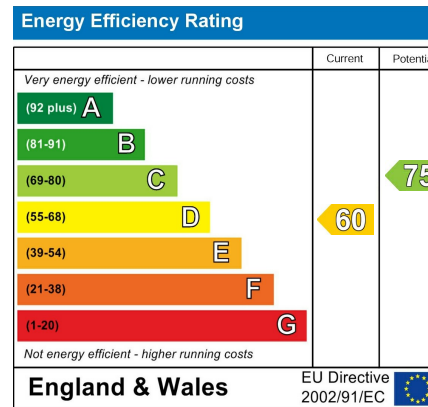
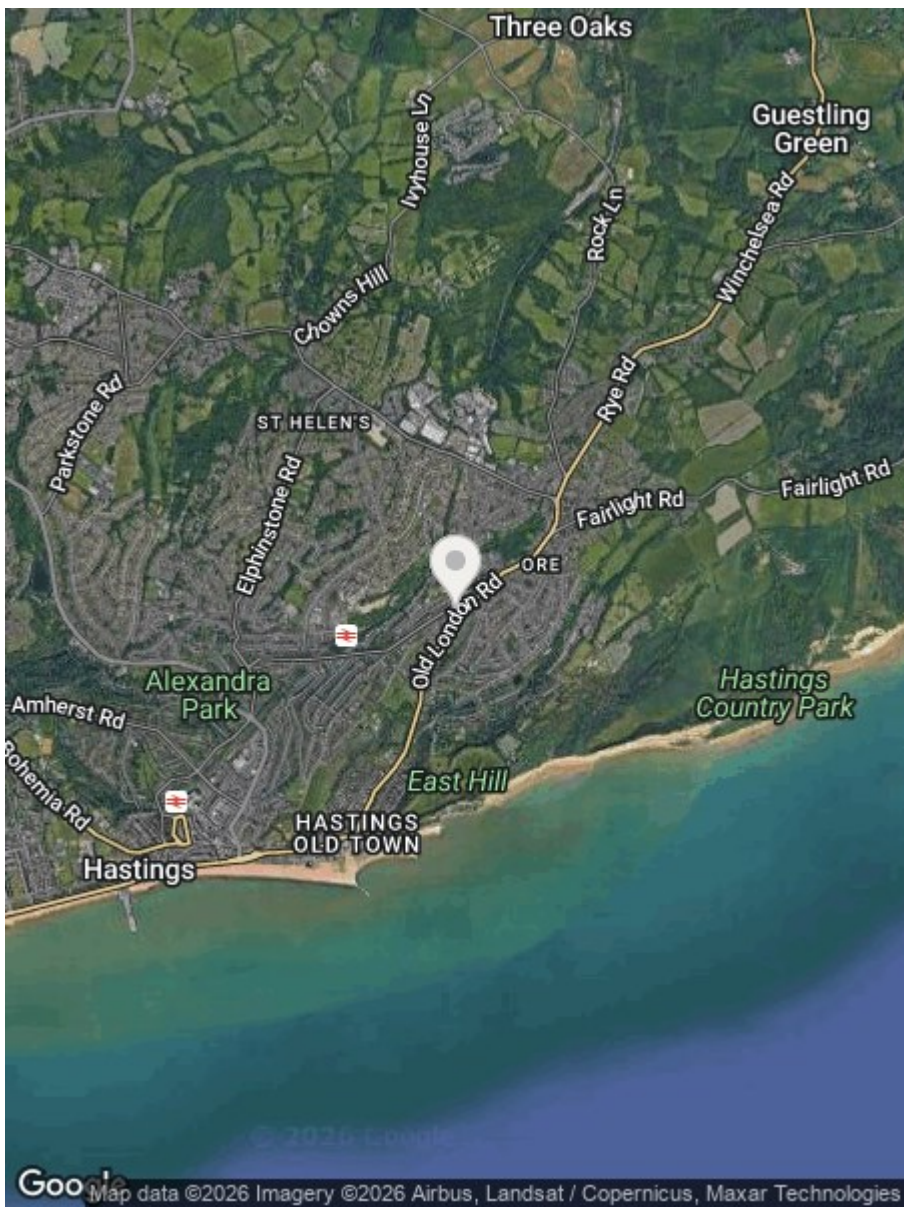
Reduced headroom

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





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:

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4. VAT: The VAT position relating to the property may change without notice.
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**RUSH
WITT &
WILSON**

**Residential Estate Agents
Lettings & Property Management**



**Rother House Havelock Road
Hastings
East Sussex
TN34 1BP
Tel: 01424 442443
hastings@rushwittwilson.co.uk
www.rushwittwilson.co.uk**