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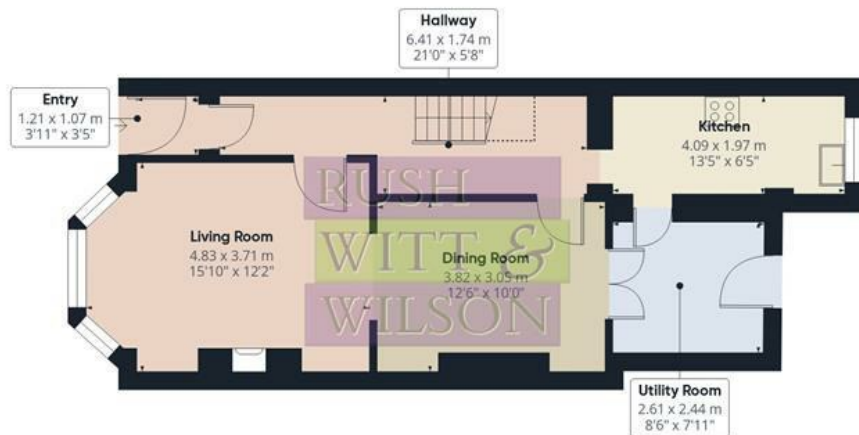
40 Elphinstone Road, Hastings, TN34 2EQ
Guide Price £350,000 - £375,000 Freehold

***** Guide Price £350,000 - £375,000 ***** A beautifully presented five bedroom terraced house with off road parking, set in the highly sought-after Blacklands location. Perfectly placed for family living, it's within walking distance of Alexandra Park, well-regarded schools, and Hastings town centre where you'll find a mainline railway station with direct connections to London. The accommodation is arranged across three spacious storeys and is approached via a generous entrance hall. The ground floor offers a bay-fronted living room with a feature fireplace, open to the dining area, creating a sociable space for family life. At the rear, the modern fitted kitchen provides ample storage and direct access to a useful utility room. Across the upper two floors there are five well-proportioned bedrooms, together with a family bathroom fitted with a bath, shower with screen over. The rear garden is a real highlight - featuring a large decked area, ideal for al fresco dining, leading to an expanse of artificial lawn complete with a garden bar. To the front, a private driveway provides off road parking for two vehicles.





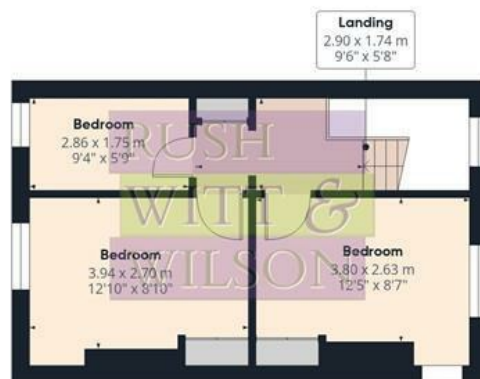




Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾

131.6 m²

1414 ft²

Reduced headroom

1.4 m²

15 ft²

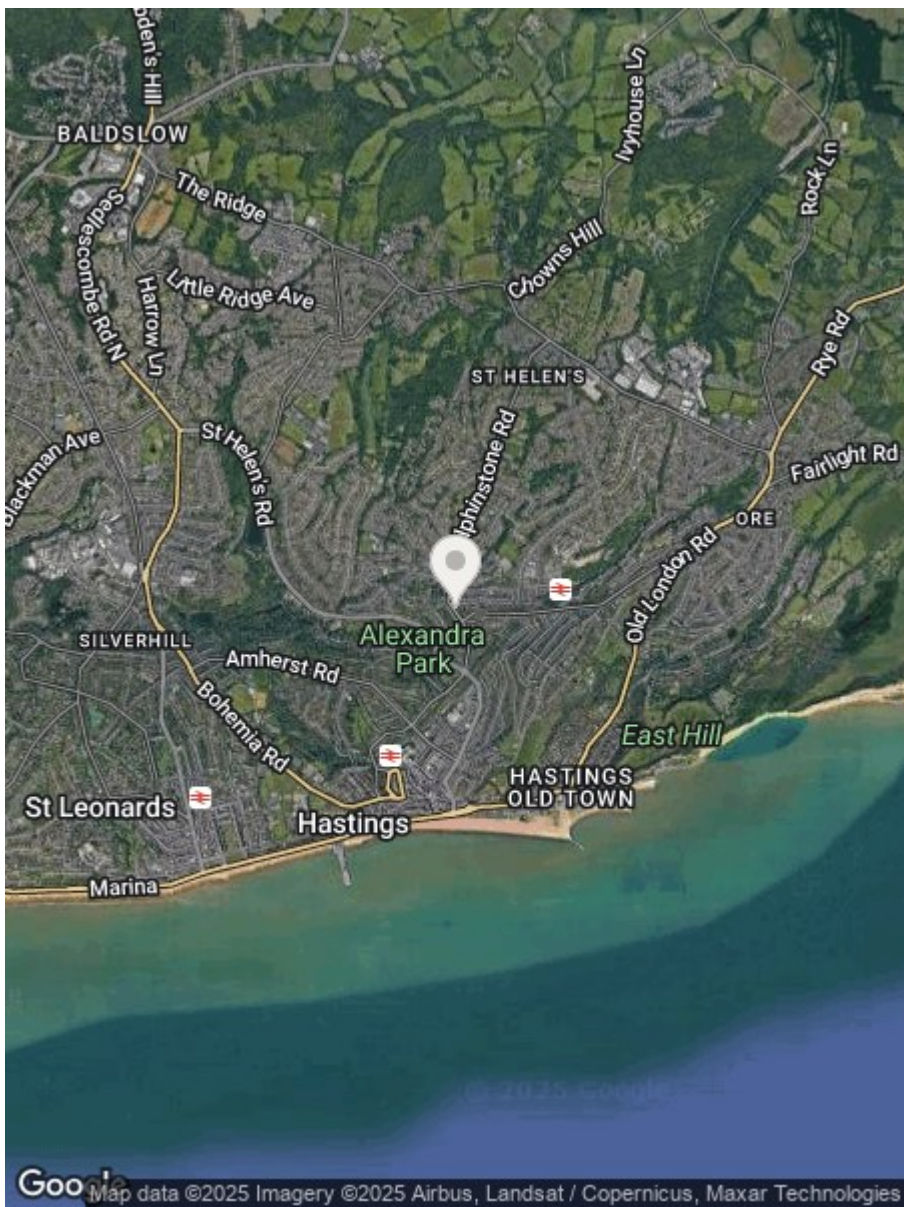
(1) Excluding balconies and terraces

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.

GIRAFFE 360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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	

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

**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**