

**RUSH  
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**15A Ashford Road, Hastings, TN34 2HA**  
**£415,000 Freehold**



Nestled on Ashford Road in Hastings, this impressive three detached house presents a unique opportunity for those seeking a spacious family home with potential for modernisation. Spanning an expansive 1,879 square feet, this three-storey residence is an ideal choice for families. Upon entering the ground floor, you are welcomed into a charming living room, complete with a delightful fireplace that adds warmth and character to the space. The kitchen is the highlight of the home being very spacious with a lovely outlook onto the garden. The first floor features two generously sized bedrooms, providing ample space for relaxation and rest. The bathroom comes equipped with a bath ideal for any family. The lower ground floor includes a utility room, ideal for storage, and a garage that accommodates parking for up to four vehicles, addressing all your parking needs with ease. While the property is in need of modernisation, it offers a high standard of living and the potential to create your dream home tailored to your tastes. This residence is perfect for families seeking luxury and comfort in a desirable location. Don't miss the chance to transform this splendid house into your ideal sanctuary.











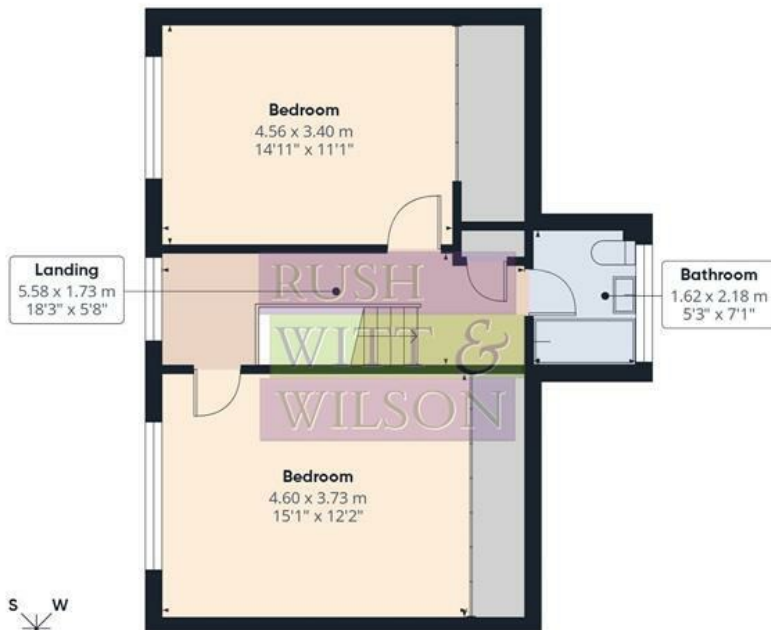




Floor -1



Floor 0



Floor 1

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

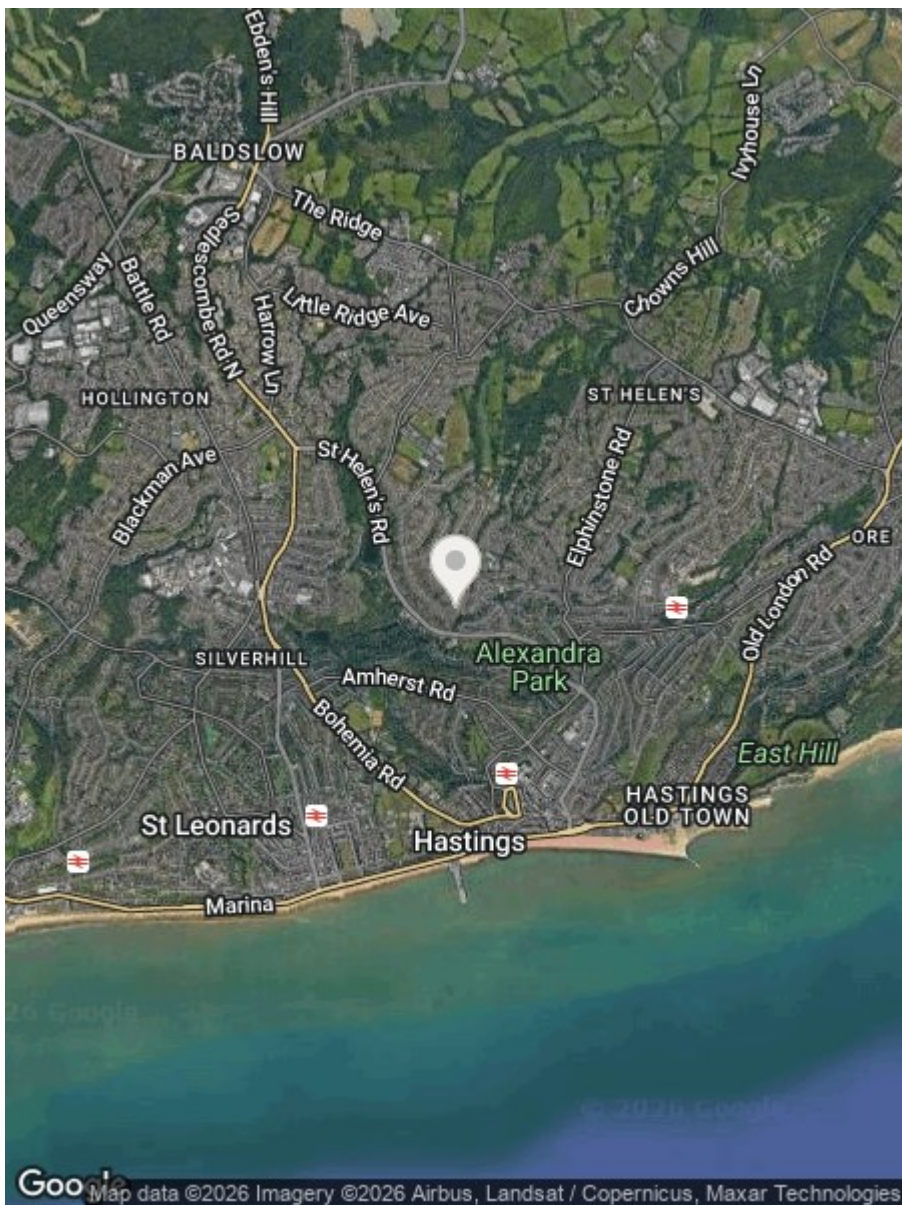
174.6 m<sup>2</sup>


1879 ft<sup>2</sup>


(1) Excluding balconies and terraces

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		
(69-80) C		
(55-68) D		
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

Council Tax Band - D

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.

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