

**RUSH  
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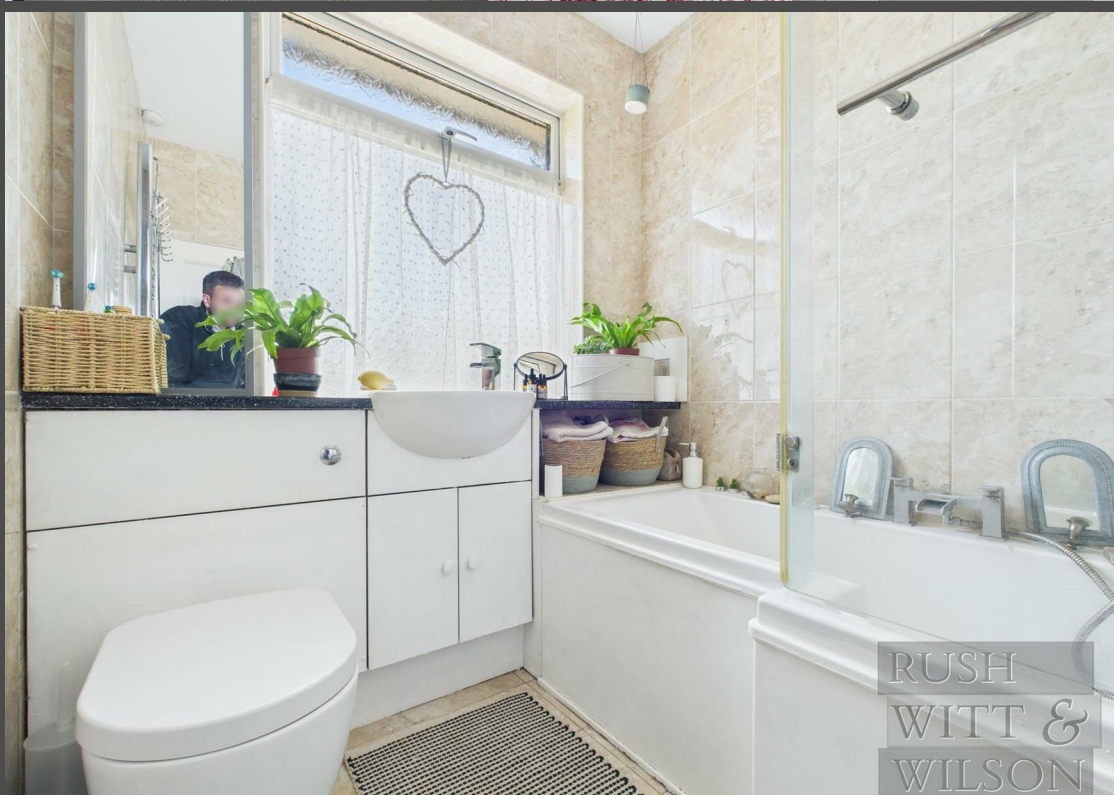
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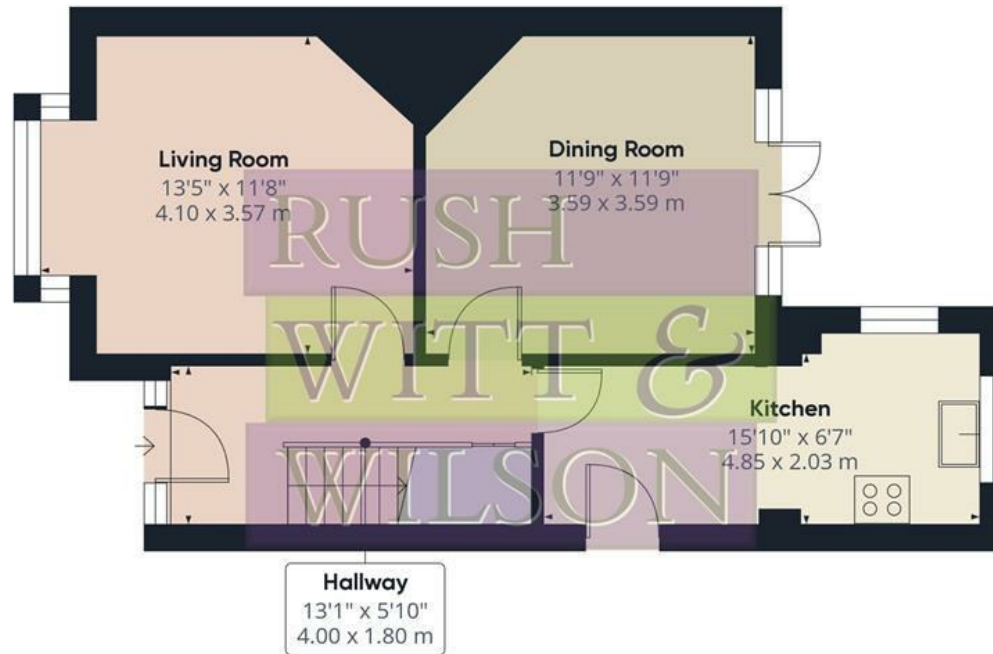
**221 Old London Road, Hastings, East Sussex TN35 5LU**  
**Guide Price £300,000 - £350,000**

**\*\*GUIDE PRICE £300,000 - £325,000\*\*** This charming 1930s semi-detached home is full of character and set on a generous plot in the desirable Clive Vale area of Hastings. With three bedrooms, two reception rooms, and a stunning 100ft rear garden, it's perfectly located near local amenities, schools, Hastings Country Park, the Old Town, town centre, railway station, and the beach - offering an ideal balance of peace and convenience. Step into a bright bay-fronted living room filled with natural light, and a separate dining room with French doors opening to the garden - perfect for entertaining. The brand-new Howdens kitchen (Greenwich range in navy blue) features white mirror chip laminate worktops, built-in appliances (electric hob, oven, extractor), and dual aspect windows for a light-filled, modern space. Upstairs are two generous double bedrooms: the front with a bay window and the rear with built-in wardrobes. A third bedroom makes an ideal home office or nursery. The family bathroom is sleek and modern with a panelled bath, over-bath shower, built-in vanity unit, and WC. Outside, the 100ft garden is a private oasis with a patio area, a level lawn, and a secluded alfresco zone with a timber pergola, surrounded by flowers and backing onto private allotments - ideal for relaxing or entertaining. Additional features include gas central heating, double glazing, exposed wood flooring, and excellent storage (including under-stairs cupboards). Hastings Old Town is just minutes away, known for its historic charm, cobbled streets, independent shops, galleries, pubs, and seaside views. With nearby transport links, the country park, and coastline at your doorstep, this home truly has it all. Viewing is highly recommended to appreciate the space, style, and prime location.









Floor 0



Floor 1

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

875.32 ft<sup>2</sup>

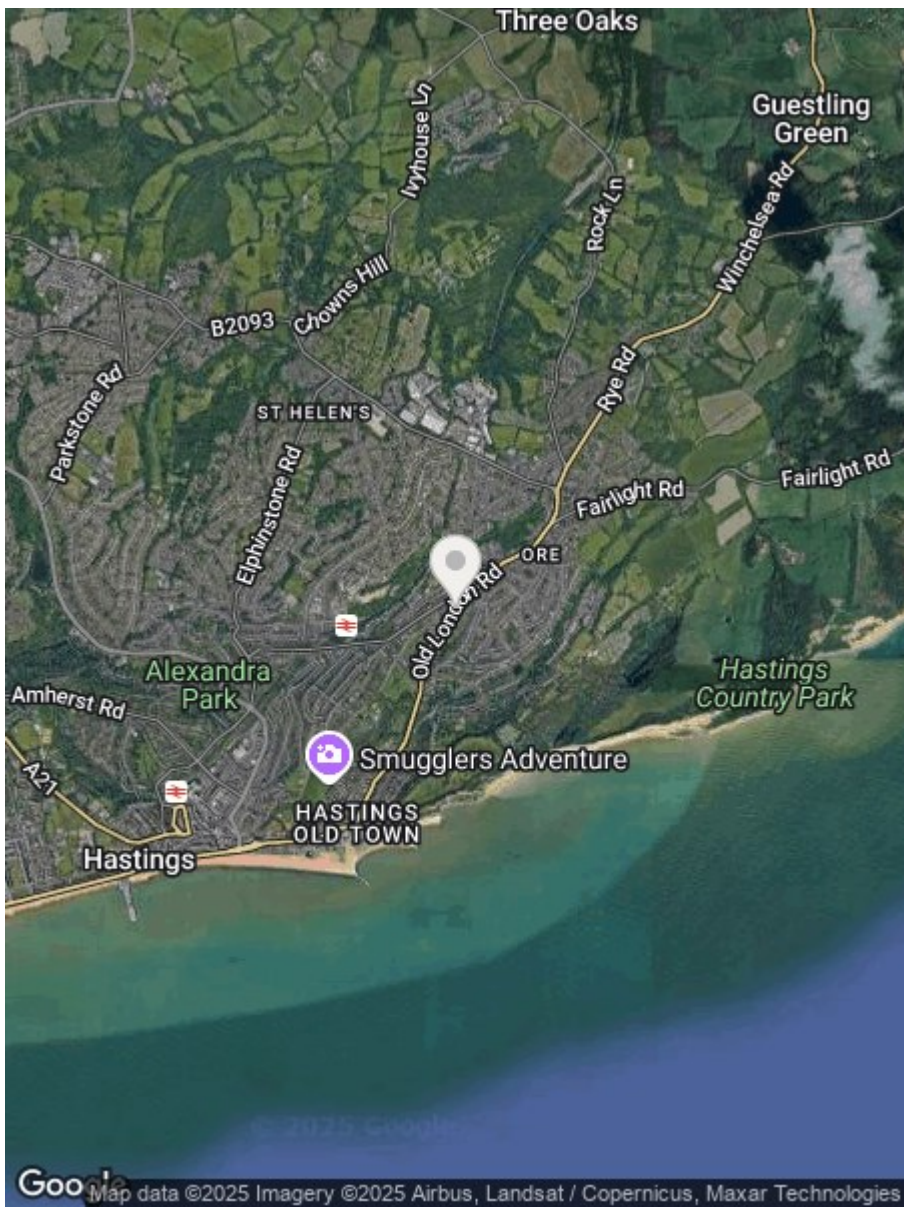
81.32 m<sup>2</sup>

(1) Excluding balconies and terraces

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

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(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>		
<i>Not environmentally friendly - higher CO2 emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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**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**