

**RUSH  
WITT &  
WILSON**



**112 The Bourne, Hastings, East Sussex TN34 3BD**  
**Guide Price £325,000 - £340,000**

**GUIDE PRICE £325,000 - £340,000** A three bedroom, end of terrace, house situated in the heart of the historic Old Town with its wealth of eclectic shops, restaurants, pubs and wine bars, Hastings Contemporary Art Gallery, and historic fishing beach. With the front entrance on The Bourne opposite The Stables Theatre, and rear entrance via a private courtyard and communal garden into All Saints Street. The accommodation consists of a spacious hall, under stairs storage and shelved cupboard, large living room with patio door onto the lovely spacious private courtyard, kitchen/diner with added utility space, and shower room/wc. The first floor comprises two double and one single bedrooms, family bathroom and airing cupboard. Access to a spacious, boarded and insulated loft is via a hatch on the landing. The communal garden is shared and maintained by the surrounding properties (no ground rent payable), a rarity in the Old Town, with resident permit holders parking available to the front of the property. The property benefits from a thorough modernisation, including new upvc windows and patio door, exterior cladding, boiler, consumer unit, internal doors and re-decoration. Early viewing is essential through sole agents Rush Witt & Wilson. A virtual tour can be provided on request.



### **Entrance Hall**

16'8 x 5'8 (5.08m x 1.73m)

Composite entrance door to front, stairs rising to the first floor, radiator, wood block flooring, storage cupboard, doors off to the following:

### **Shower Room/WC**

Double glazed opaque window to rear, low level wc, wash hand basin, laddered heated towel rail, walk-in shower cubicle with wall mounted shower control and shower curtain, vinyl flooring.

### **Kitchen/Breakfast Room**

15'9 x 8' (4.80m x 2.44m)

Double glazed window to side, part glazed stable door leading out to the private courtyard garden, range of matching wall and base units with work surfaces over, small integrated freezer, one and a half bowl stainless steel sink unit with side drainer and mixer tap, part tiled walls, space for gas cooker with cooker hood above, radiator, tiled floor, archway leading through to:

### **Utility Space**

9'2 x 4'2 (2.79m x 1.27m)

Double glazed window to side, space for fridge/freezer, space and plumbing for washing machine, Ideal combination boiler, continuation of the tiled flooring from the kitchen.

### **Lounge/Diner**

16'6 x 13'8 (5.03m x 4.17m)

Double glazed window to front, sliding patio doors leading out to the private courtyard garden, carpet as laid, tv aerial point, radiator.

### **First Floor**

#### **Landing**

Carpet as laid, access to fully boarded and

insulated loft, airing cupboard, doors off to the following:

### **Bedroom One**

11'6 x 10'4 (3.51m x 3.15m)

Double glazed window to front, radiator, carpet as laid.

### **Bedroom Two**

12'5 x 10'10 (3.78m x 3.30m)

Double glazed window to rear, carpet as laid, radiator.

### **Bedroom Three**

11'2 x 8'1 (3.40m x 2.46m)

Double glazed window to front, carpet as laid, radiator.

### **Bathroom/WC**

7'2 x 6'8 (2.18m x 2.03m)

Double glazed opaque window to rear, panel enclosed bath with shower attachment, wash hand basin, low level wc, part tiled walls, radiator.

### **Outside**

#### **Private Courtyard**

Perfect all year low maintenance rear garden, ideal for al-fresco dining, satellite dish, gate to the rear leading to:

#### **Communal Gardens**

Attractive area of communal garden, archway with gate providing direct access to All Saints Street.

#### **Agents Note**

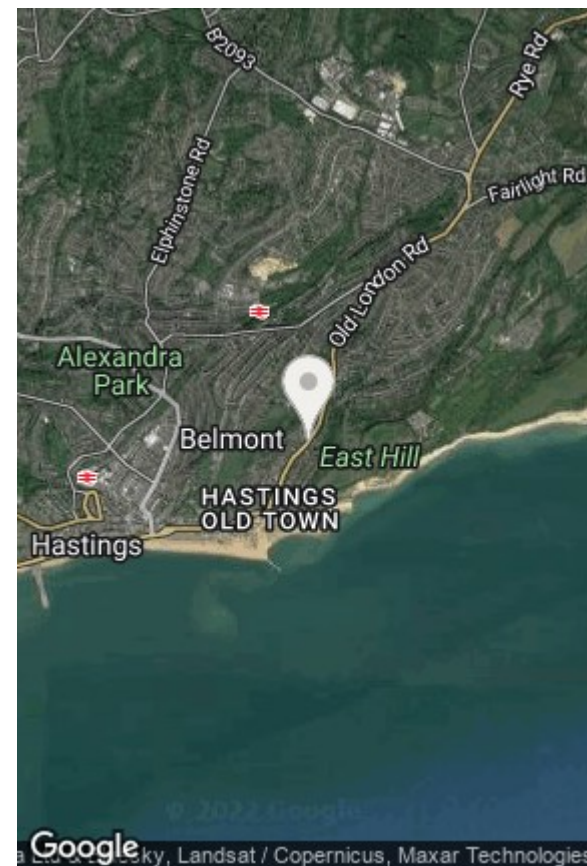
None of the services or appliances mentioned in these sale particulars have been tested.

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.







Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
 Made with Metropix ©2020

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>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
		84
	69	
<b>England &amp; Wales</b>	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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**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**