

**RUSH
WITT &
WILSON**



RUSH
WITT &

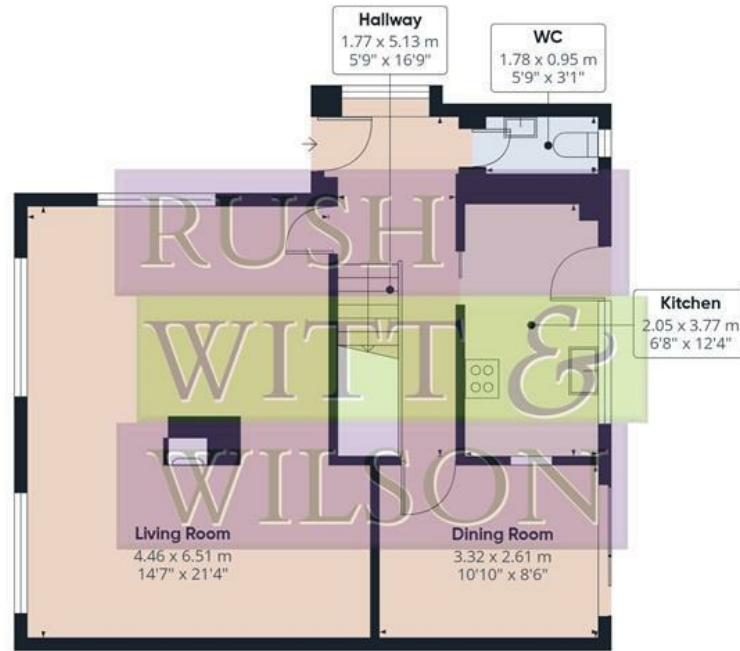
**63 Austen Way, Hastings, TN35 4JH
Offers In Excess Of £290,000 Freehold**

Offered to the market **CHAIN FREE**, this three bedroom semi-detached home occupies a generous corner plot and presents an excellent opportunity for buyers looking to modernise and add value. With off-road parking to the front and well-proportioned accommodation throughout, the property has great potential to become a superb family home tailored to individual tastes and requirements. The ground floor offers a spacious living room filled with natural light, alongside a separate dining room providing an ideal space for family meals and entertaining, with a door leading directly out to the rear garden. The kitchen offers a practical layout with scope for improvement and redesign, while a convenient downstairs WC completes the ground floor accommodation. Upstairs, the property comprises three bedrooms and a main family bathroom, offering comfortable accommodation for families, first-time buyers or investors alike. Externally, the home benefits from a larger-than-average corner plot garden, providing excellent outdoor space with plenty of potential for landscaping. Requiring updating throughout, this is a fantastic opportunity for purchasers seeking a property they can refurbish and make their own, all while benefiting from a desirable semi-detached layout, generous plot and chain-free position.







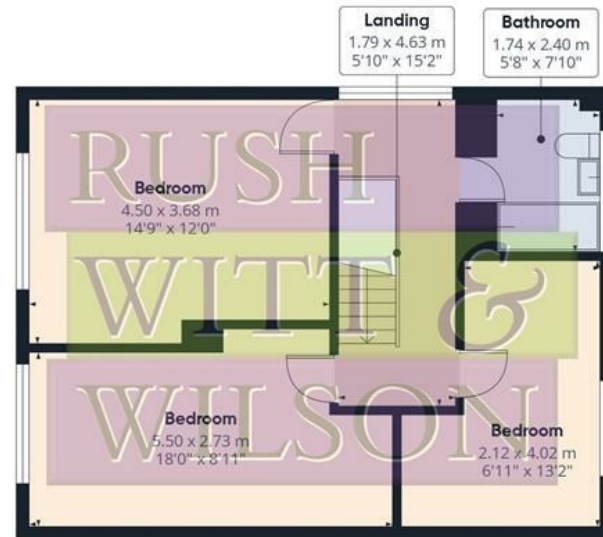


Floor 0

Approximate total area⁽¹⁾

111.4 m²

1199 ft²



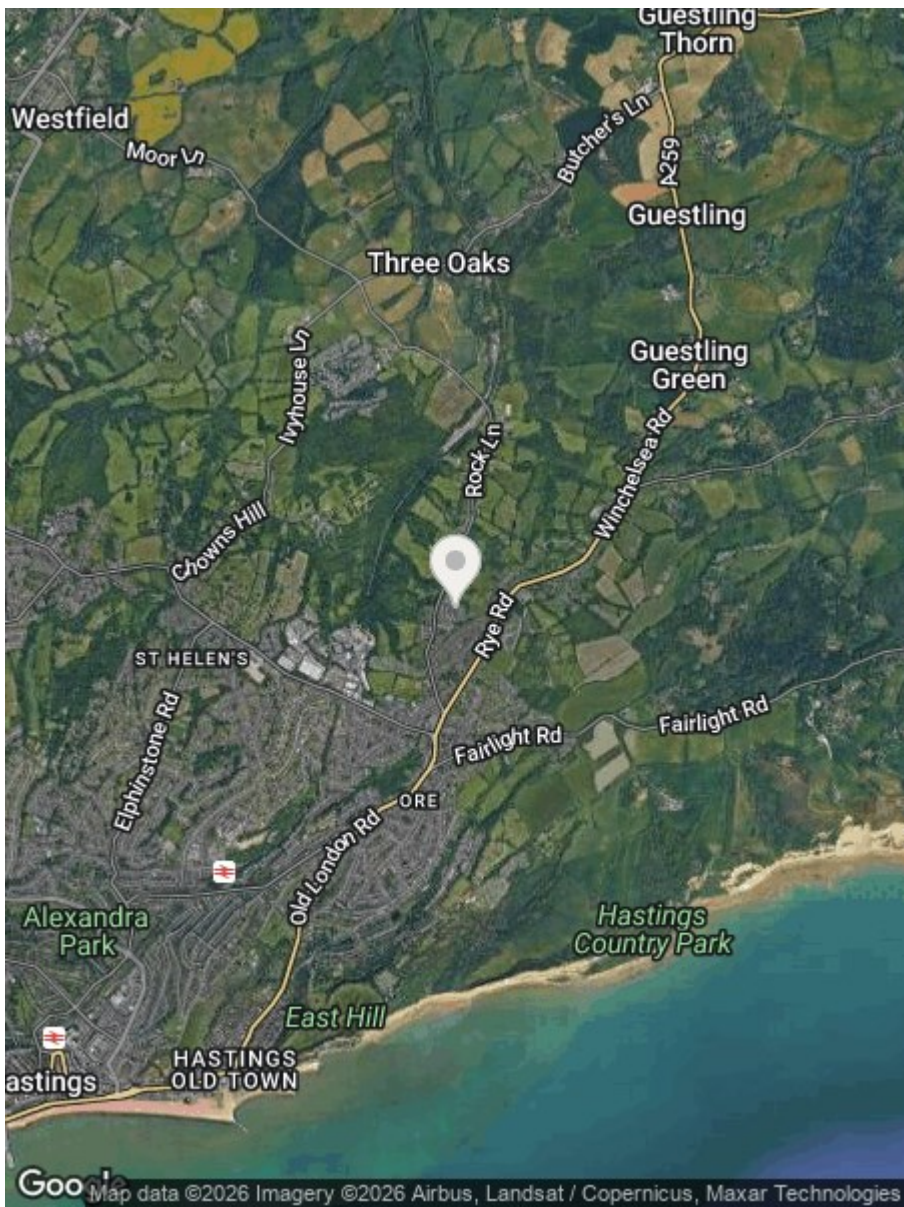
Floor 1



(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.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
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.

Important Notice:

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Rush, Witt & Wilson in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Rush, Witt & Wilson nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).
2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.
3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
4. VAT: The VAT position relating to the property may change without notice.
5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://rushwittwilson.co.uk/privacy-policy>

**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**