

**RUSH  
WITT &  
WILSON**



**RUSH  
WITT &**

**1 Brook Street, Hastings, East Sussex TN34 1RX  
Offers In Excess Of £350,000**



Nestled in the heart of the Queens Quarter on Brook Street, Hastings, this exceptional four-bedroom end-terraced house is a true gem waiting to be discovered. The vibrant neighbourhood is renowned for its antique stores, trendy eateries, and bars, creating an inviting and accepting atmosphere for all. This meticulously restored property boasts a luxurious feel with a versatile layout spread across three storeys, including a convenient cellar for extra storage space. The ground floor welcomes you with an impressive open-plan living and dining area featuring exposed wooden flooring and a bright front aspect. The newly installed kitchen is a chef's dream, complete with bold units, solid surface composite worktops, and integrated AEG appliances. Additionally, a separate utility room and modern shower room add to the convenience of daily living. Upstairs, four double bedrooms offer ample space for relaxation, while a stylish family bathroom with a shower over the bath provides a touch of elegance. The property also boasts a private balcony and a generous roof terrace, perfect for entertaining guests or enjoying al-fresco dining with a view. With a wealth of period features adding character and charm, this stunning home is a rare find in such an unrivalled location. Just a short stroll away from the beach, Hastings mainline railway station, and Alexandra Park, convenience is at your doorstep. Don't miss out on the opportunity to make this exquisite property your own, as it is being sold with no onward chain.

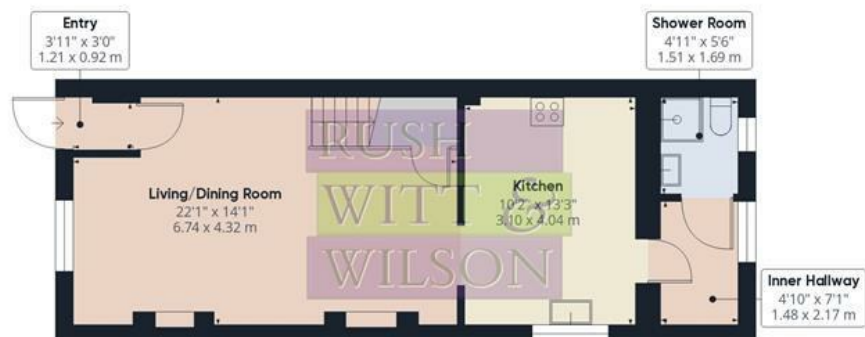




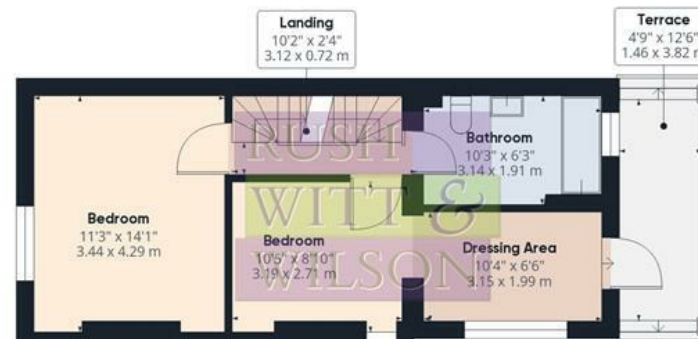








**Floor 0**



**Floor 1**

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

1181.55 ft<sup>2</sup>

109.77 m<sup>2</sup>

**Balconies and terraces**

259.95 ft<sup>2</sup>

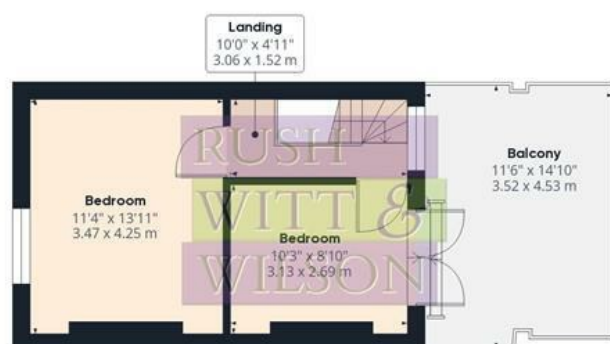
24.15 m<sup>2</sup>

(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.

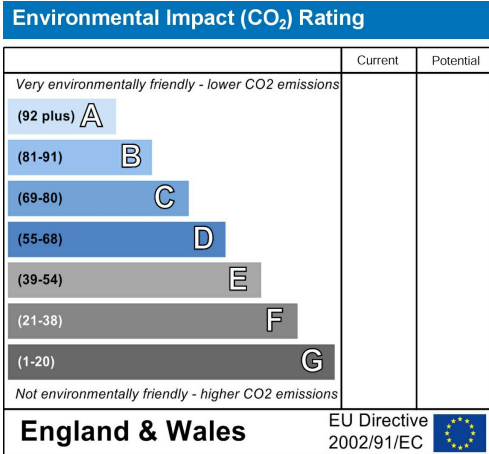
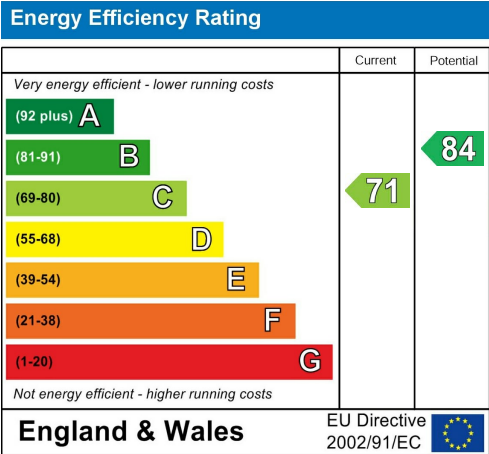
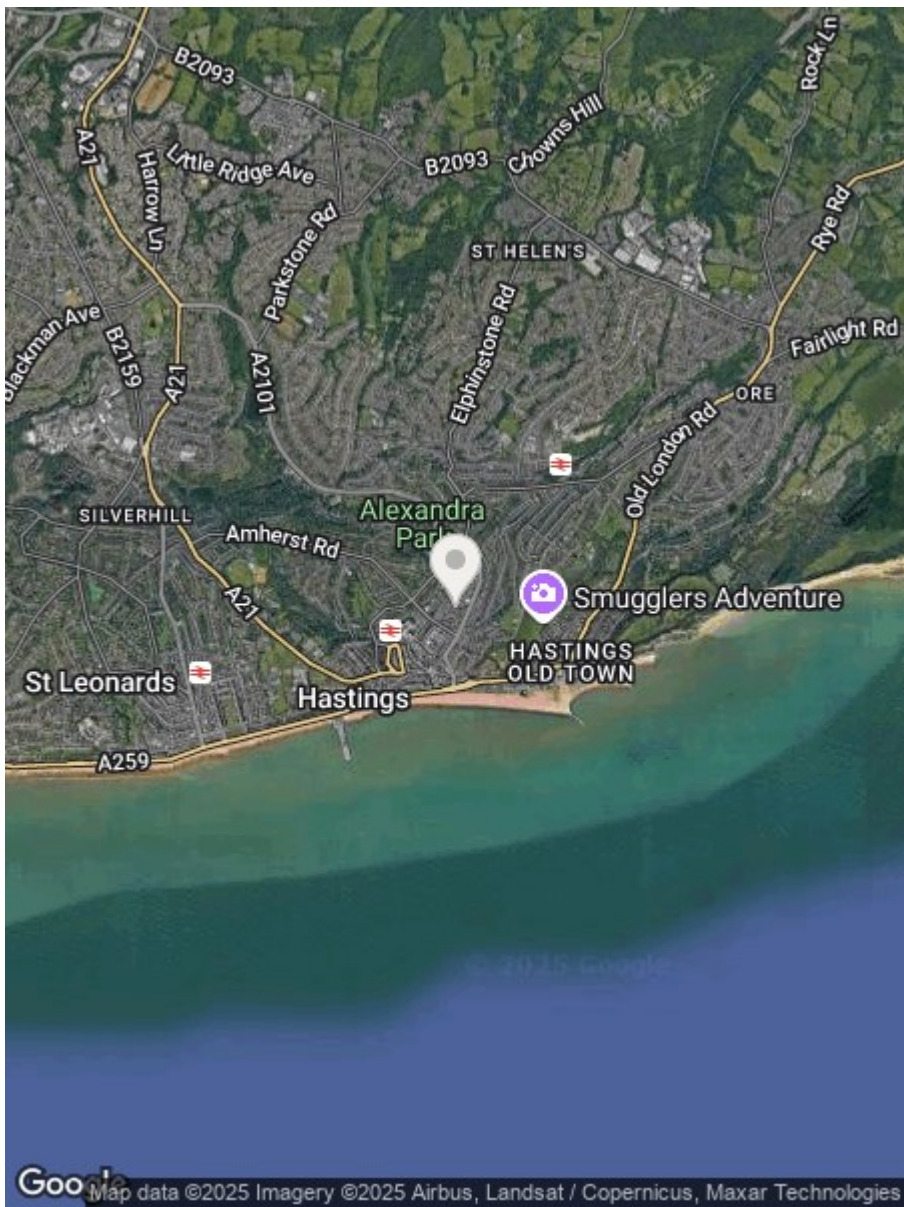
Calculations are based on RICS IPMS 3C standard.

**GIRAFFE360**



**Floor 2**





**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**