

**RUSH  
WITT &  
WILSON**



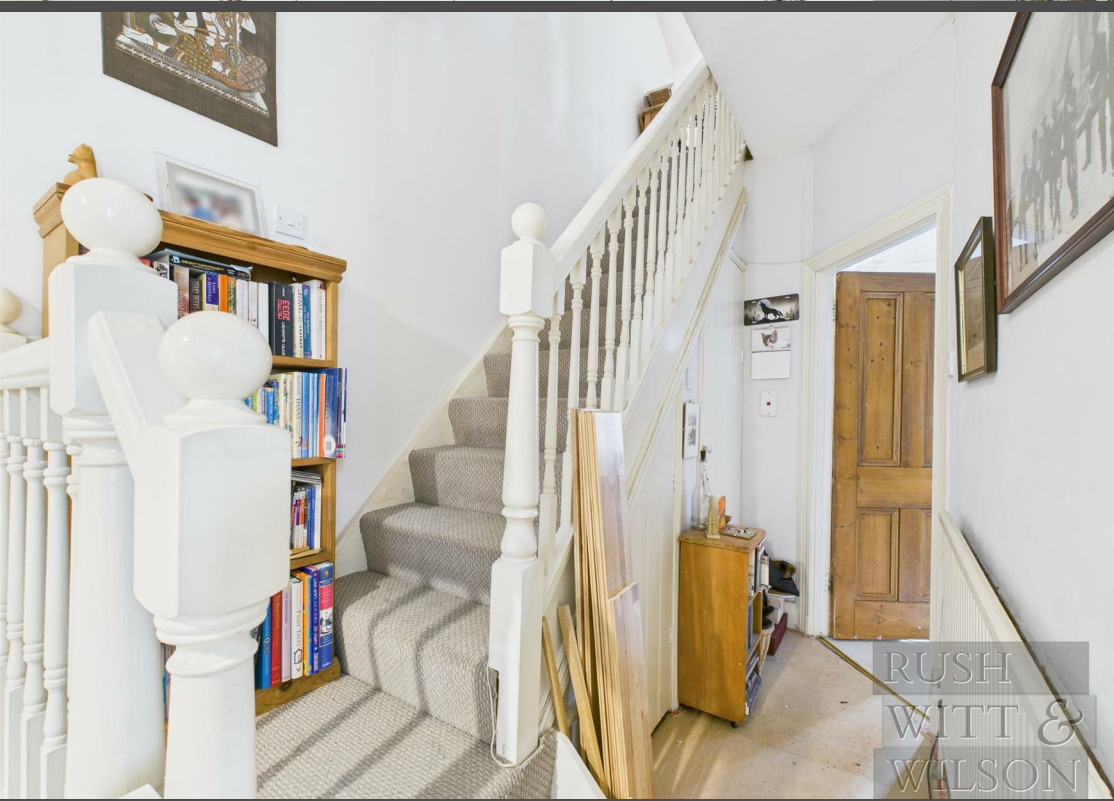
RUSH  
WITT &

**111 Edmund Road, Hastings, East Sussex TN35 5LE**  
**Guide Price £375,000 - £400,000 - Freehold**

**\*\*GUIDE PRICE £375,000 - £400,000\*\*** Nestled in the desirable area of Clive Vale, this stunning Victorian terrace house on Edmund Road offers a perfect blend of charm and modern living. With four spacious bedrooms and two well-appointed bathrooms, this property is ideal for families or those seeking extra space. As you enter, you are greeted by two inviting reception rooms that provide ample space for relaxation and entertaining. The character of the Victorian era is evident throughout the home, with elegant features that enhance its appeal. The layout is both practical and welcoming, making it easy to envision family gatherings or quiet evenings in. The location is particularly advantageous, as it is within easy reach of Ore Station, ensuring convenient transport links for commuters. Additionally, local schools and amenities are just a stone's throw away, making daily life effortless. For those who enjoy the charm of coastal living, Hastings Old Town is a short walk away, offering a delightful mix of shops, cafes, and the beautiful seafront. This property not only boasts a prime location but also the potential to create a warm and inviting home. With its blend of period features and modern conveniences, this Victorian terrace house is a rare find in a sought-after area. Don't miss the opportunity to make this lovely house your new home.

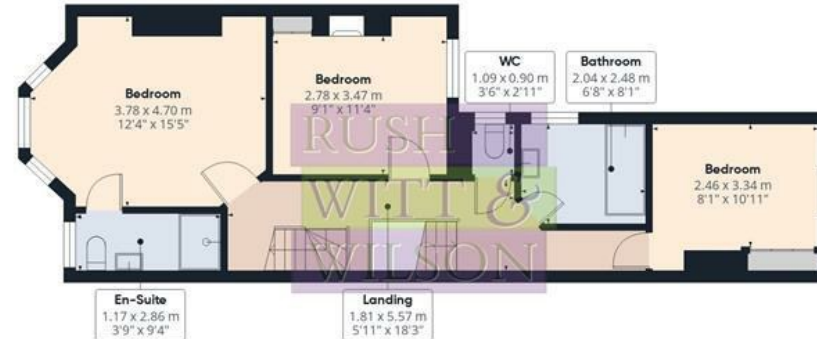








**Floor 0**



**Floor 1**



**Floor 2**

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

127.4 m<sup>2</sup>

1373 ft<sup>2</sup>

**Reduced headroom**

5.1 m<sup>2</sup>

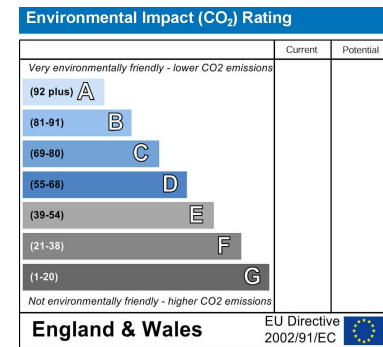
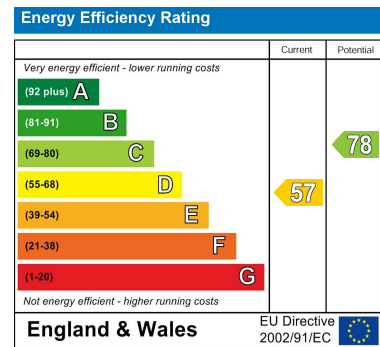
55 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

----- Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.



Council Tax Band - C

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:**

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4. VAT: The VAT position relating to the property may change without notice.



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