

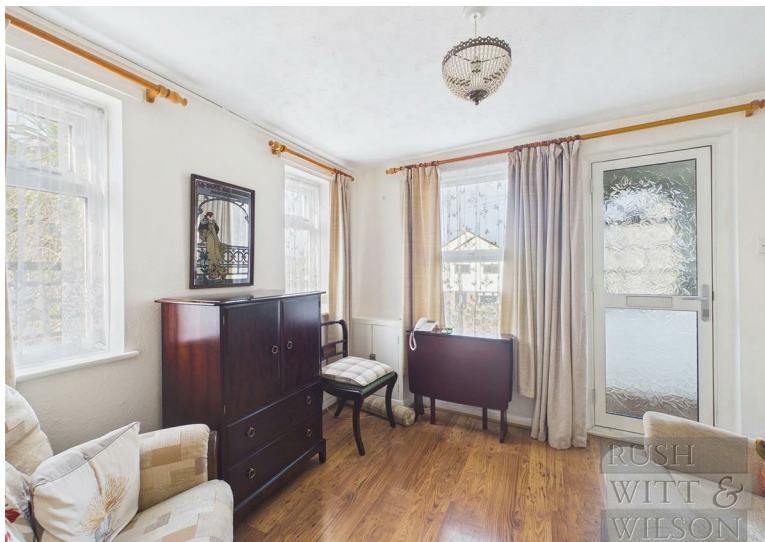
**RUSH  
WITT &  
WILSON**



RUSH  
WITT &

**90 Fairlight Road, Hastings, TN35 5EA  
Offers In Excess Of £200,000 Freehold**

Nestled on Fairlight Road in the charming town of Hastings, this delightful semi-detached cottage offers a perfect blend of comfort and potential. With two well-proportioned bedrooms and a spacious reception room, this home is ideal for small families or couples seeking a tranquil retreat. As you enter, you are welcomed into a bright living room that flows seamlessly into the kitchen, creating an inviting space for both relaxation and entertaining. The ground floor also features a conveniently located bathroom, ensuring practicality for everyday living. Venturing upstairs, you will find two cosy bedrooms, each offering a peaceful haven for rest and rejuvenation. The layout of the home is thoughtfully designed to maximise space and light, making it feel both airy and welcoming. One of the standout features of this property is the generous rear garden. This outdoor space presents a wonderful opportunity for gardening enthusiasts to cultivate their green thumb or simply enjoy the fresh air in a private setting. Situated close to the shops of Ore village, this home benefits from easy access to local amenities, making daily errands a breeze. The surrounding area is known for its community spirit and picturesque surroundings, providing a lovely backdrop for your new life in Hastings. In summary, this two-bedroom cottage on Fairlight Road is a charming property with ample potential, perfect for those looking to create their ideal home in a desirable location.









Floor 0



Floor 1



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

39 m<sup>2</sup>  
419 ft<sup>2</sup>

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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Council Tax Band - B

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**