

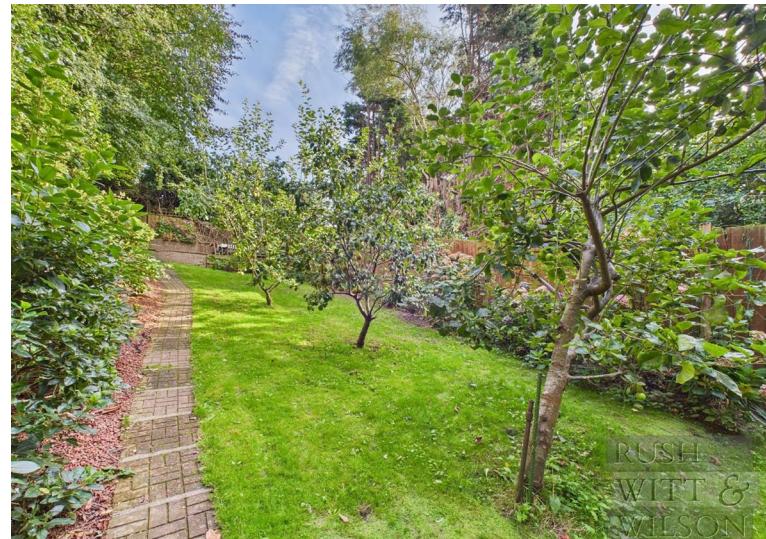
RUSH  
WITT &  
WILSON

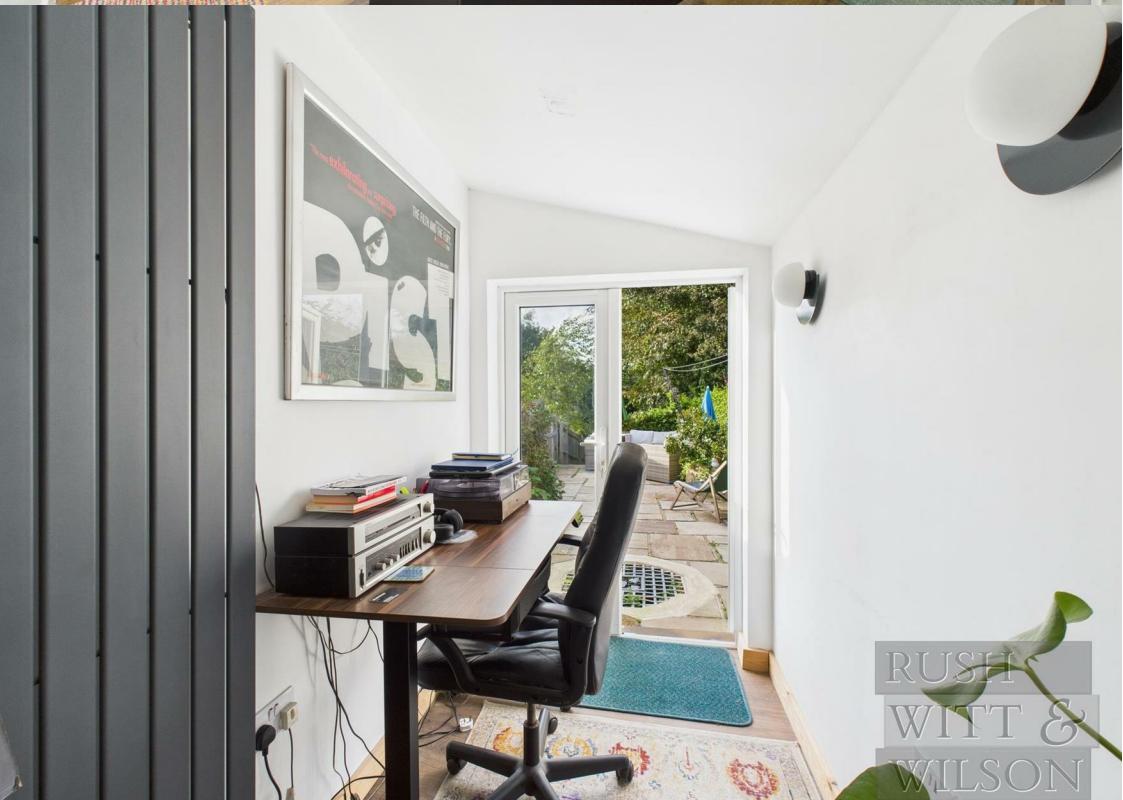


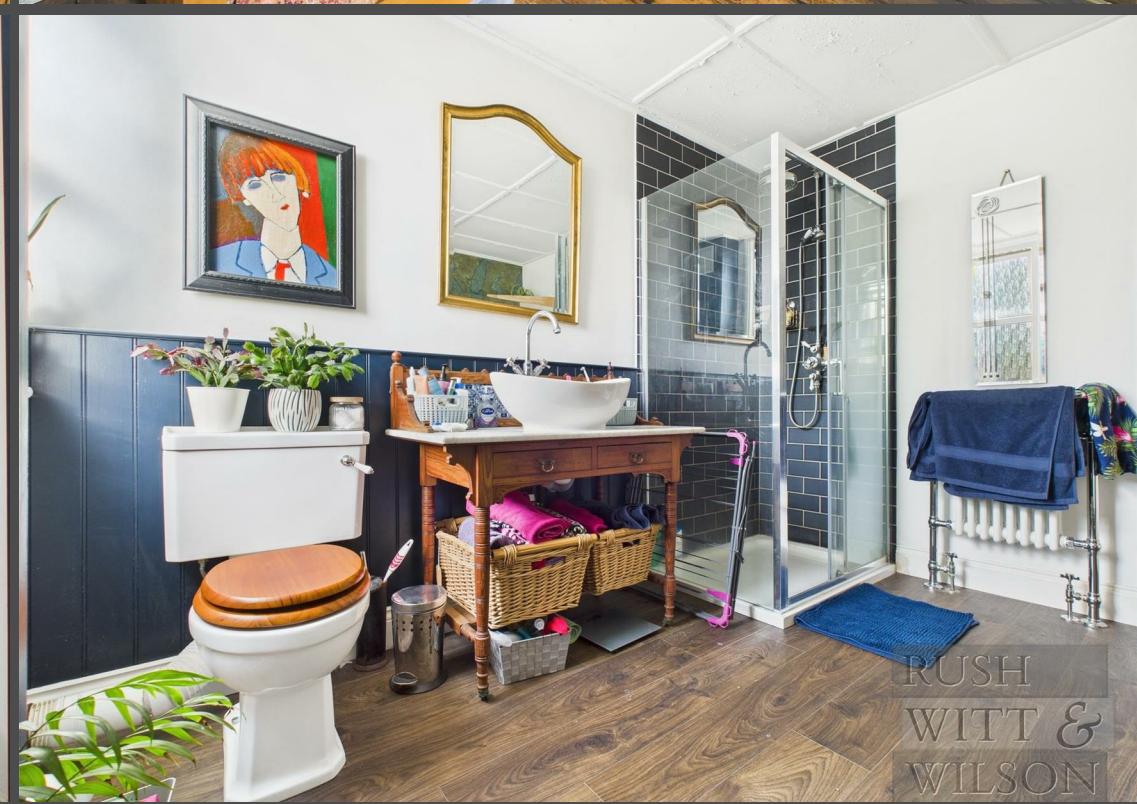
**296 Old London Road, Hastings, East Sussex TN35 5LR**  
**Offers In The Region Of £260,000 Freehold**

RUSH  
WITT &

Nestled on the charming Old London Road in Hastings, this delightful two-bedroom mid-terraced Victorian house offers a perfect blend of modern comforts and classic character. As you step inside, you are welcomed by a cosy living room that features a charming log burner, creating an inviting atmosphere for relaxation and gatherings. The property boasts a modern kitchen space, thoughtfully designed for both functionality and style, complete with a convenient downstairs wc. Ascending to the first floor, you will discover a beautifully appointed bathroom, featuring a luxurious roll-top bath and a separate shower, providing a serene retreat for your daily routines. One of the standout features of this home is the excellent rear tiered garden, which includes a hidden secret garden that truly must be seen to be appreciated. This outdoor space offers a wonderful opportunity for gardening enthusiasts or those simply seeking a tranquil spot to unwind. With its prime location and appealing features, this Victorian house is an ideal choice for those looking to enjoy the vibrant community of Hastings while benefiting from a comfortable and stylish living environment. Whether you are a first-time buyer or seeking a charming rental, this property is sure to impress.









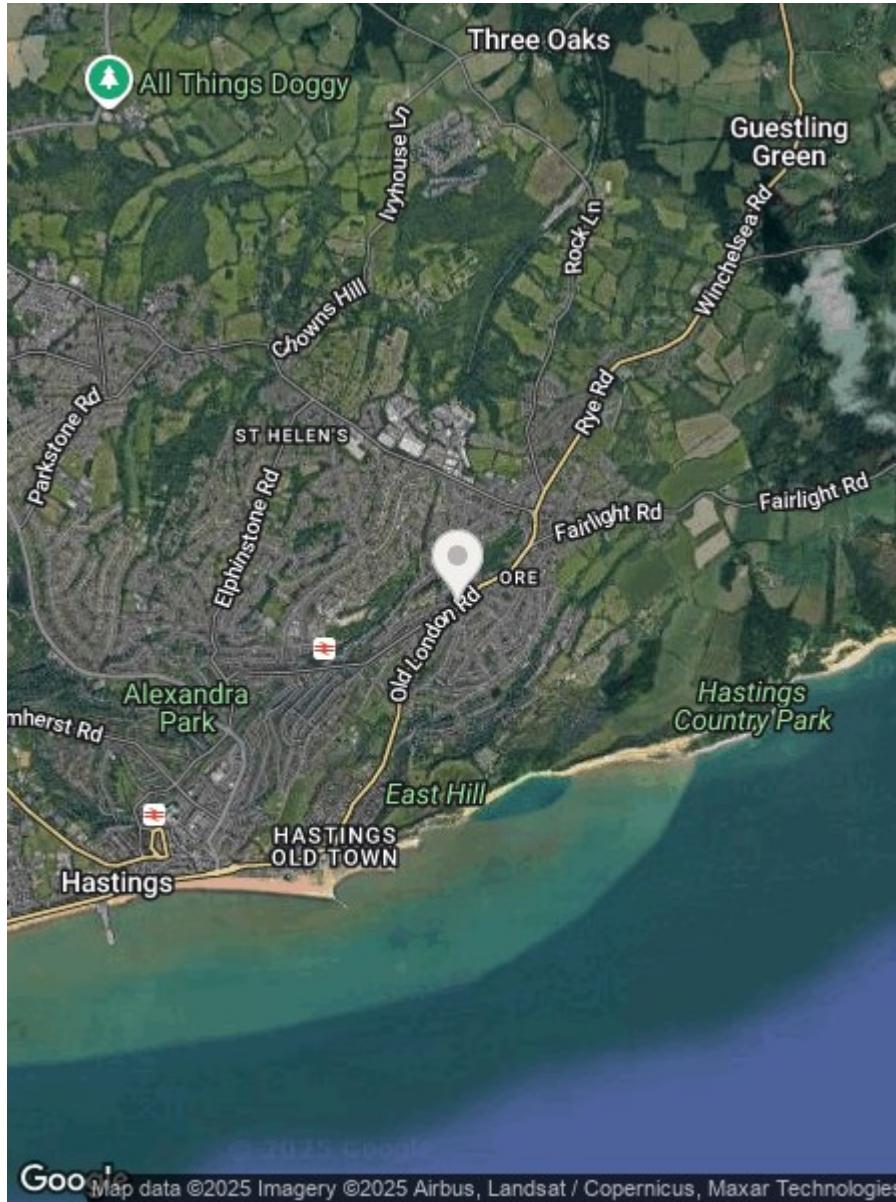
Approximate total area<sup>(1)</sup>

66.5 m<sup>2</sup>  
716 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	77
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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) 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		
England & Wales	EU Directive 2002/91/EC	

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.

Council Tax Band – B

A property may be subject to restrictive covenants and a copy of the title documents are available for inspection.

If you are seeking a property for a particular use or are intending to make changes please check / take appropriate legal advice before proceeding.

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