

**RUSH
WITT &
WILSON**



**RUSH
WITT &**

138a Athelstan Road, Hastings, East Sussex TN35 5JE
Guide Price £325,000 Freehold

****GUIDE PRICE £325,000 - £340,000****

Nestled on the charming Athelstan Road in Hastings, this delightful attached house offers a perfect blend of character and modern living. With a generous 756 square feet of space, the property features three well-proportioned bedrooms, making it an ideal home for families or those seeking extra room for guests or a home office. The inviting reception room serves as a warm and welcoming space, perfect for relaxation or entertaining friends and family. The layout of the house is both practical and comfortable, ensuring that every corner is utilised effectively. The bathroom is conveniently located, catering to the needs of the household with ease. Dating back to the 1930s, this property boasts a unique charm that reflects its era while still providing the essential amenities for contemporary living. The house is set in a friendly neighbourhood, offering a sense of community and accessibility to local amenities. For those with vehicles, the property includes parking for two cars, a valuable feature in this sought-after area. The location is well-connected, making it easy to explore the vibrant town of Hastings and its stunning coastline. In summary, this lovely attached house on Athelstan Road presents an excellent opportunity for anyone looking to settle in a welcoming environment with ample space and character. Don't miss the chance to make this charming property your new home.









Floor 0

Approximate total area⁽¹⁾

67.8 m²

728 ft²



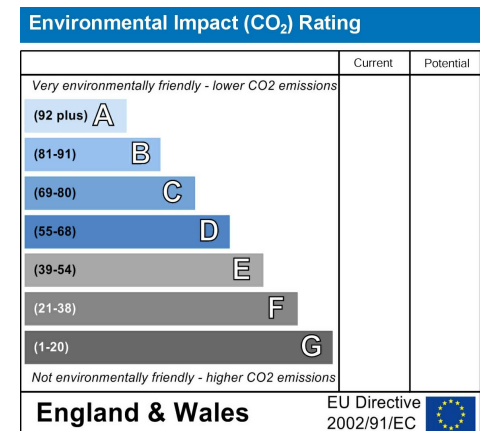
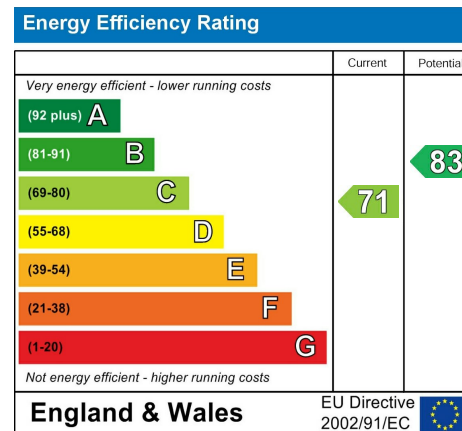
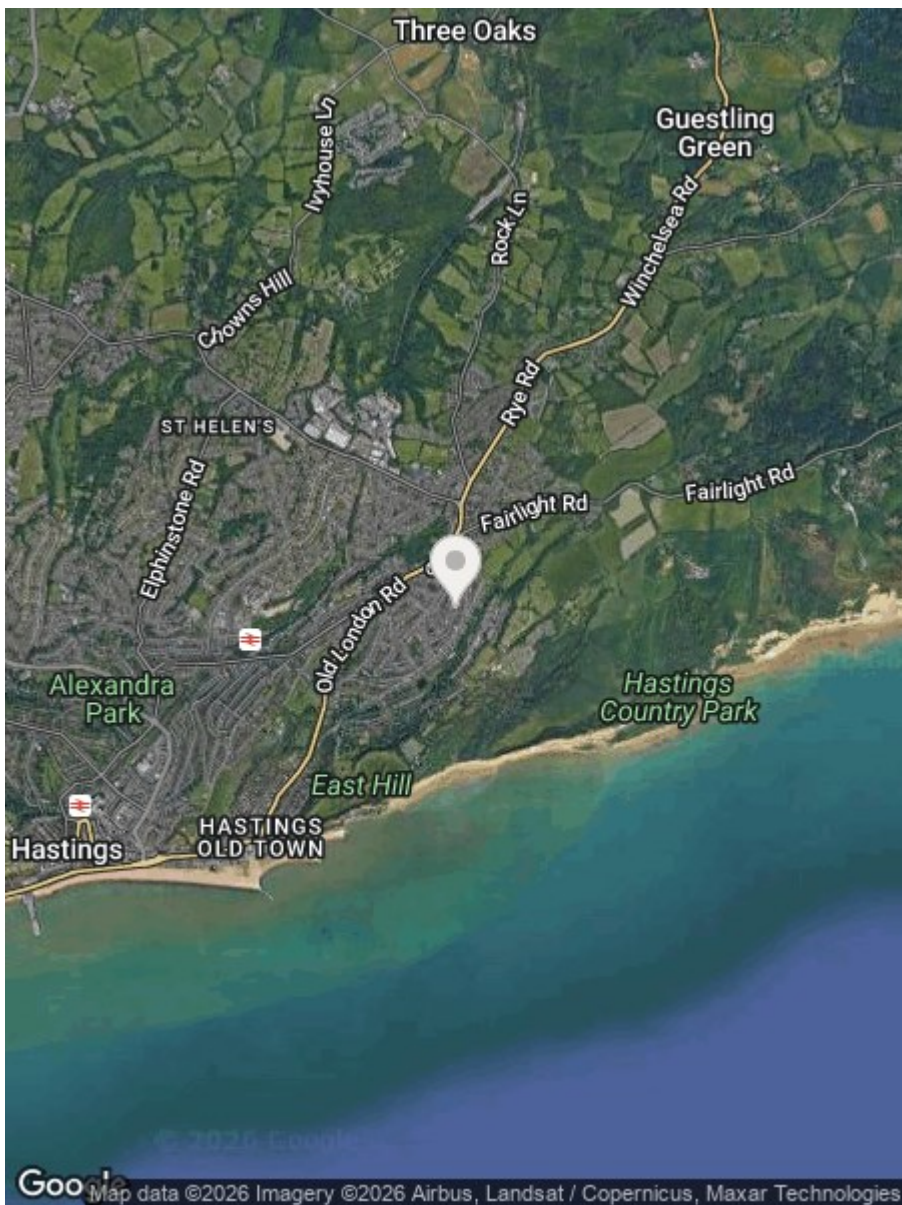
Floor 1

(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.

GIRAFFE 360





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:

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**