

**RUSH
WITT &
WILSON**



112 The Bourne, Hastings, East Sussex TN34 3BD
Guide Price £325,000 - £340,000

GUIDE PRICE £325,000 - £340,000 A three bedroom, end of terrace, house situated in the heart of the historic Old Town with its wealth of eclectic shops, restaurants, pubs and wine bars, Hastings Contemporary Art Gallery, and historic fishing beach. With the front entrance on The Bourne opposite The Stables Theatre, and rear entrance via a private courtyard and communal garden into All Saints Street. The accommodation consists of a spacious hall, under stairs storage and shelved cupboard, large living room with patio door onto the lovely spacious private courtyard, kitchen/diner with added utility space, and shower room/wc. The first floor comprises two double and one single bedrooms, family bathroom and airing cupboard. Access to a spacious, boarded and insulated loft is via a hatch on the landing. The communal garden is shared and maintained by the surrounding properties (no ground rent payable), a rarity in the Old Town, with resident permit holders parking available to the front of the property. The property benefits from a thorough modernisation, including new upvc windows and patio door, exterior cladding, boiler, consumer unit, internal doors and re-decoration. Early viewing is essential through sole agents Rush Witt & Wilson. A virtual tour can be provided on request.



Entrance Hall

16'8 x 5'8 (5.08m x 1.73m)
Composite entrance door to front, stairs rising to the first floor, radiator, wood block flooring, storage cupboard, doors off to the following:

Shower Room/WC

Double glazed opaque window to rear, low level wc, wash hand basin, laddered heated towel rail, walk-in shower cubicle with wall mounted shower control and shower curtain, vinyl flooring.

Kitchen/Breakfast Room

15'9 x 8' (4.80m x 2.44m)
Double glazed window to side, part glazed stable door leading out to the private courtyard garden, range of matching wall and base units with work surfaces over, small integrated freezer, one and a half bowl stainless steel sink unit with side drainer and mixer tap, part tiled walls, space for gas cooker with cooker hood above, radiator, tiled floor, archway leading through to:

Utility Space

9'2 x 4'2 (2.79m x 1.27m)
Double glazed window to side, space for fridge/freezer, space and plumbing for washing machine, Ideal combination boiler, continuation of the tiled flooring from the kitchen.

Lounge/Diner

16'6 x 13'8 (5.03m x 4.17m)
Double glazed window to front, sliding patio doors leading out to the private courtyard garden, carpet as laid, tv aerial point, radiator.

First Floor

Landing

Carpet as laid, access to fully boarded and

insulated loft, airing cupboard, doors off to the following:

Bedroom One

11'6 x 10'4 (3.51m x 3.15m)
Double glazed window to front, radiator, carpet as laid.

Bedroom Two

12'5 x 10'10 (3.78m x 3.30m)
Double glazed window to rear, carpet as laid, radiator.

Bedroom Three

11'2 x 8'1 (3.40m x 2.46m)
Double glazed window to front, carpet as laid, radiator.

Bathroom/WC

7'2 x 6'8 (2.18m x 2.03m)
Double glazed opaque window to rear, panel enclosed bath with shower attachment, wash hand basin, low level wc, part tiled walls, radiator.

Outside

Private Courtyard

Perfect all year low maintenance rear garden, ideal for al-fresco dining, satellite dish, gate to the rear leading to:

Communal Gardens

Attractive area of communal garden, archway with gate providing direct access to All Saints Street.

Agents Note

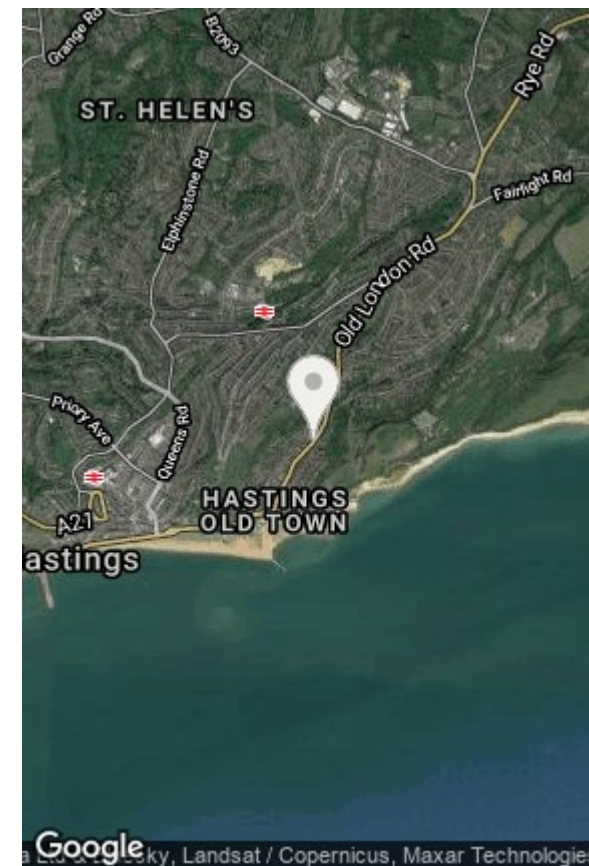
None of the services or appliances mentioned in these sale particulars have been tested.

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.







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			84
Not energy efficient - higher running costs		69	
EU Directive 2002/91/EC England & Wales			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO₂ 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 CO₂ emissions			
EU Directive 2002/91/EC England & Wales			

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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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**

**RUSH
WITT &
WILSON**