

37 Harold Road, Hastings, TN35 5NJ
£265,000 Freehold

A TWO-BEDROOM SEMI-DETACHED HOUSE OFFERING EXCEPTIONAL POTENTIAL, FAR-REACHING VIEWS AND A GENEROUS REAR GARDEN, SITUATED IN A HIGHLY SOUGHT-AFTER LOCATION WITHIN EASY REACH OF HASTINGS HISTORIC OLD TOWN. CASH PURCHASERS ONLY.

Rush Witt & Wilson are delighted to welcome to the market this two-bedroom semi-detached house, occupying a highly desirable position on Harold Road, an area renowned for its character, attractive properties and close proximity to Hastings historic Old Town. Properties along Harold Road have consistently attracted strong interest, thanks to their excellent location, far-reaching views and generous gardens. This particular home presents an exciting opportunity for purchasers looking to undertake a substantial renovation project and unlock the considerable potential on offer. The accommodation currently comprises a fitted kitchen, a spacious lounge/dining room and a downstairs cloakroom. To the first floor are two double bedrooms and a family bathroom. Externally, the property enjoys a generously proportioned rear garden, offering tremendous scope for landscaping and improvement. A particular feature is the lower-ground-floor cellar area, with similar properties along the road having successfully converted these spaces into additional bedrooms, garden rooms or versatile living accommodation, subject to any necessary consents. The property requires extensive renovation and modernisation throughout, and prospective purchasers should carefully consider the costs associated with the works required. Due to its current condition, the property is being offered to cash purchasers only. Despite the level of work required, this is a rare opportunity to acquire a property with significant potential in one of Hastings' most desirable residential locations. With the right vision and investment, this house could be transformed into a truly impressive home. Early viewing is highly recommended to appreciate the location and exciting opportunity.








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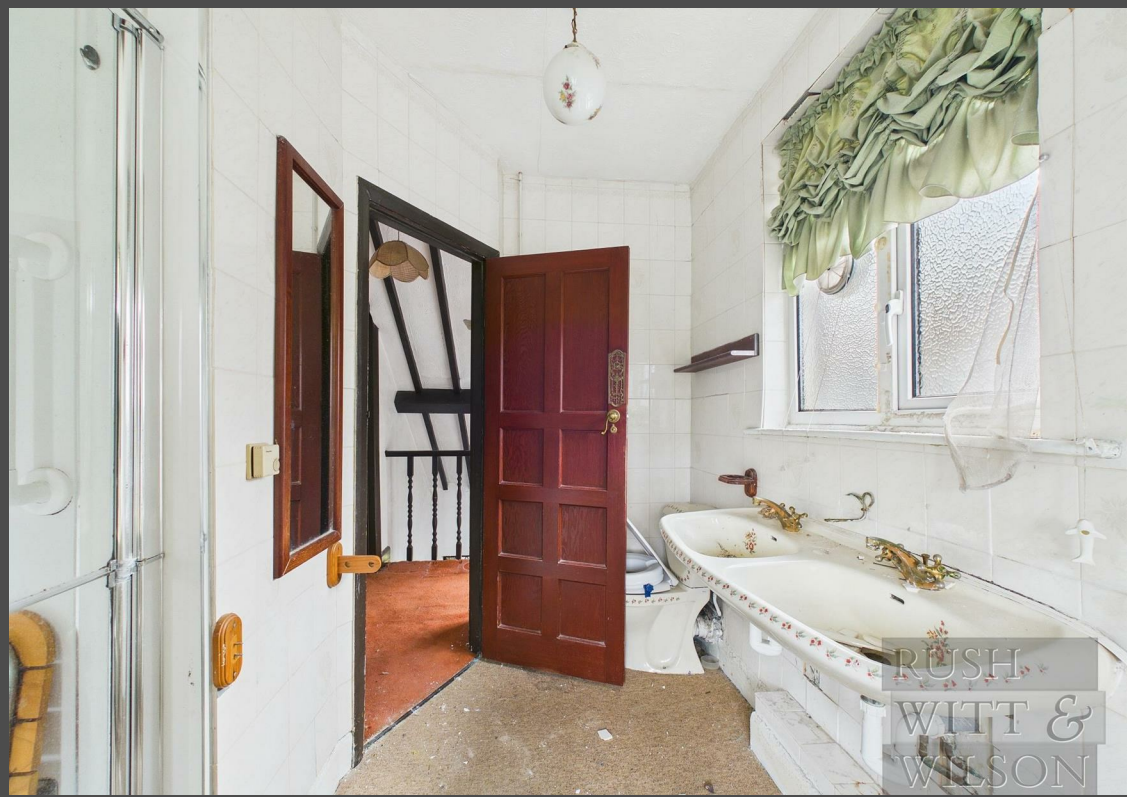

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Floor 0



Floor 1



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Approximate total area(1)

76.4 m²

823 ft²

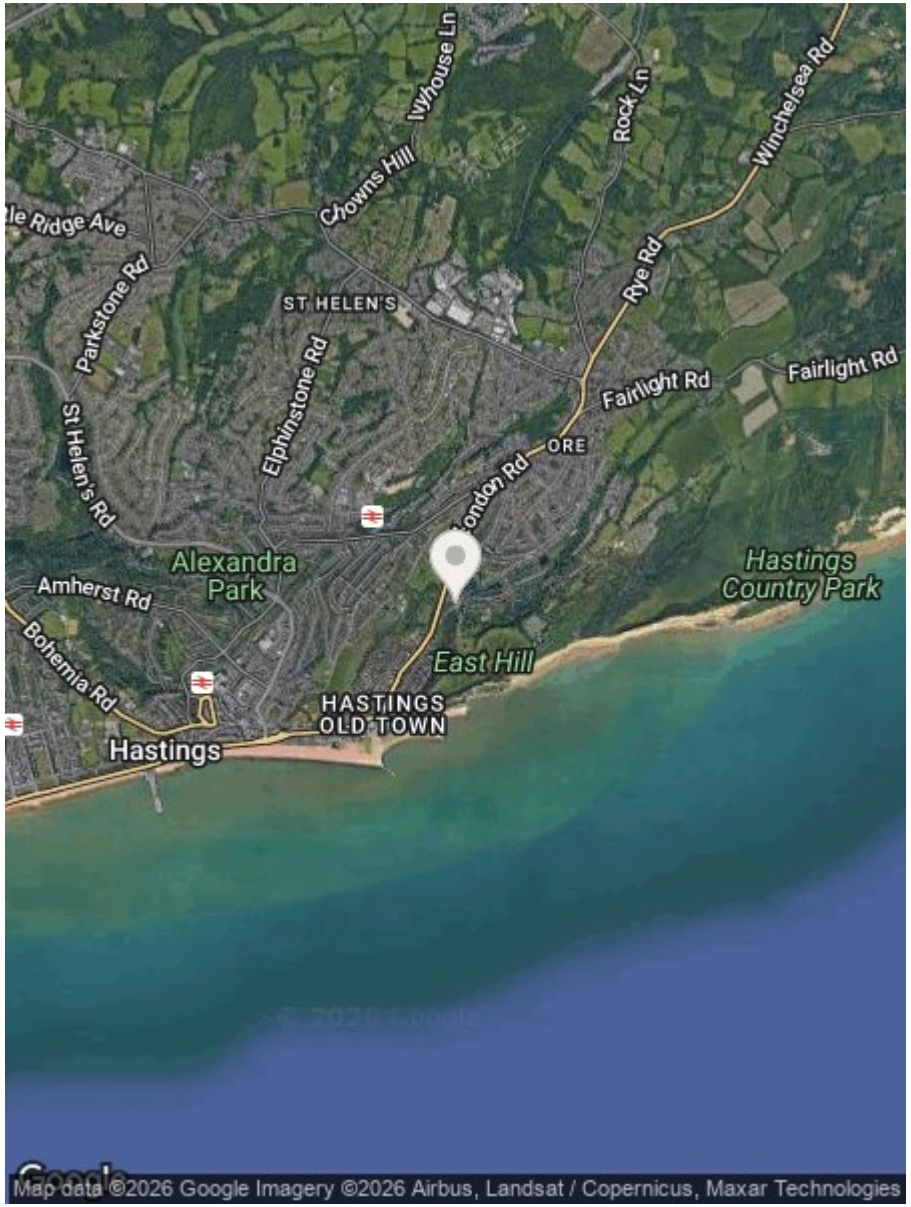
(1) Excluding balconies and terraces

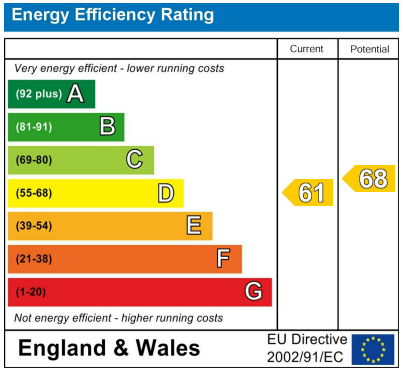
Reduced headroom

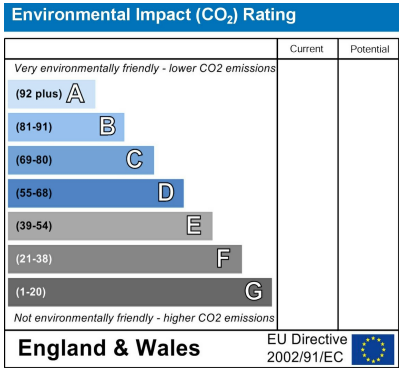
..... Below 1.5 m/5 ft

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

GIRAFFE360







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).

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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

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