

**RUSH
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**47A Ashburnham Road, Hastings, TN35 5JL
£280,000 Leasehold**

Set within a handsome period building dating back to the early 1900s, this beautifully presented three-bedroom converted apartment perfectly blends historic character with modern comfort. Located on the sought-after Ashburnham Road, it is within easy reach of the vibrant Hastings Old Town and the picturesque seafront, ideal for enjoying the town's eclectic mix of independent shops, cafés, galleries, and coastal charm. Entering via your own private entrance, the apartment impresses with generous proportions, high ceilings, and an abundance of natural light, while retaining some original period features. The accommodation comprises three well-proportioned bedrooms, a spacious and versatile principal living area perfect for relaxing or entertaining, and a separate kitchen/breakfast room with ample space for dining and storage. The property will be sold with a new 999-year lease, offering long-term security. This is a truly unique home that combines period elegance, practicality, and a prime location. Whether you are seeking a character-filled permanent residence or a stylish coastal retreat, this apartment delivers the very best of Hastings living. To arrange a viewing, please contact the sole agents.







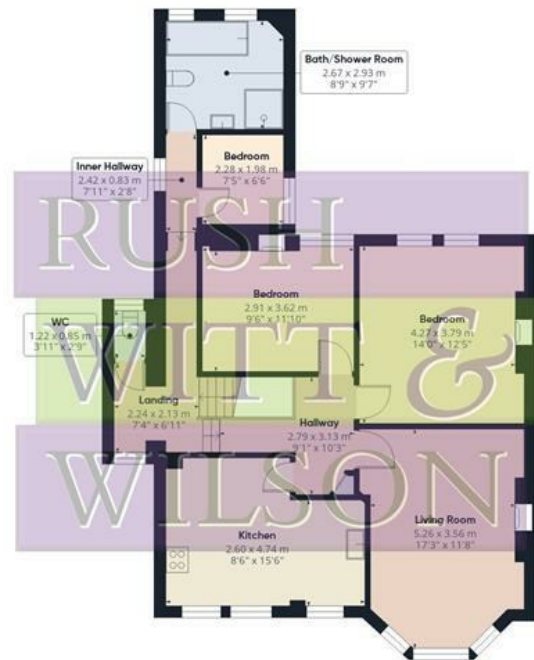


Floor 0

Approximate total area⁽¹⁾

95.2 m²

1026 ft²

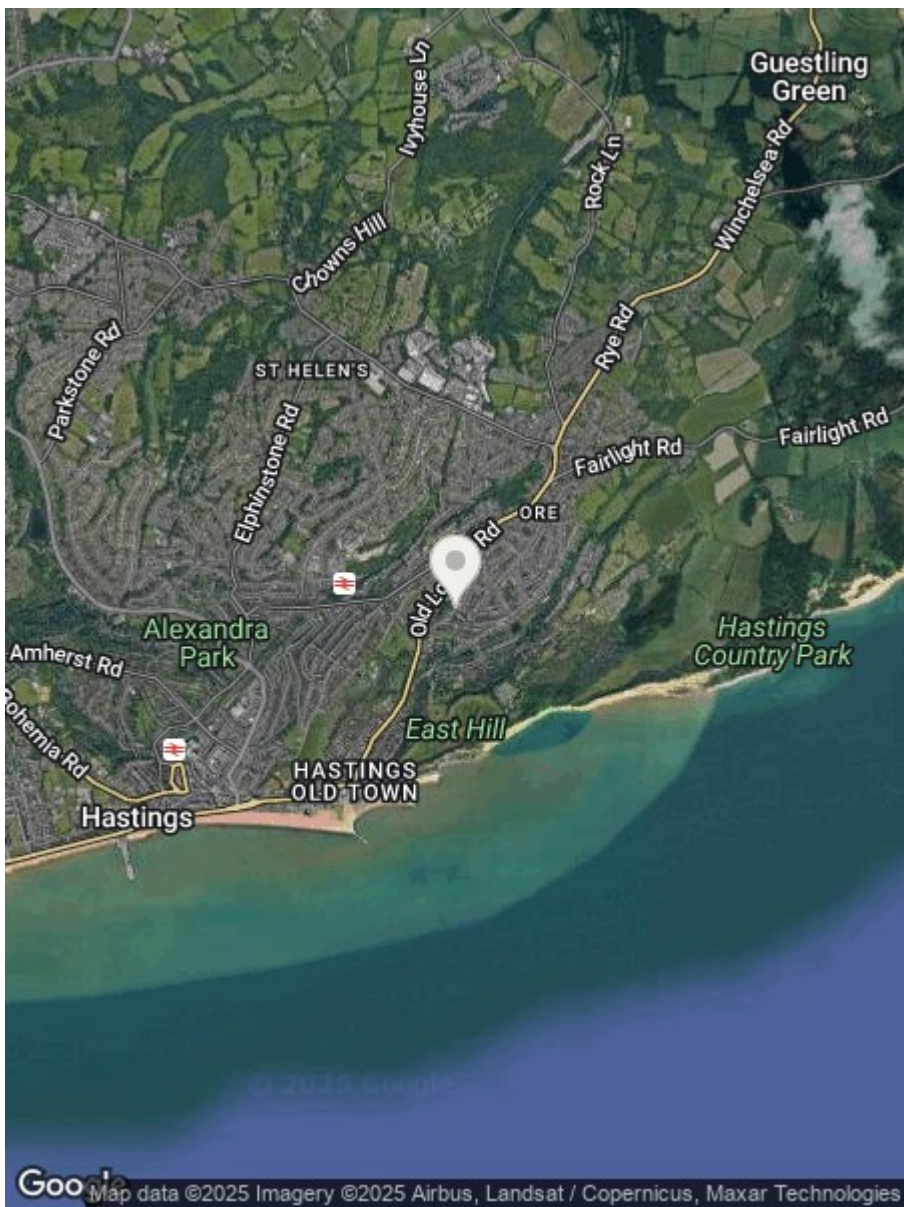


Floor 1

(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



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

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	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).
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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>

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