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**36 Downs Road, Hastings, Sussex TN34 2DX  
Guide Price £375,000 - £400,000**

**\*\*\*GUIDE PRICE £375,000 - £400,000\*\*\*** Rush Witt & Wilson are excited to welcome you to this charming, **CHAIN FREE, THREE BEDROOM VICTORIAN TERRACED HOUSE**. Perfectly situated within easy reach of the picturesque Alexandra Park and St Helen's Woods, this delightful home offers spacious family accommodation spread across two floors, blending classic Victorian charm with modern conveniences. Upon entering, you are greeted by an inviting entrance vestibule that leads into a welcoming hallway, setting the stage for the elegance and warmth found throughout the home. The ground floor boasts a generous lounge that flows seamlessly into the dining room, creating an expansive and versatile living space. Large windows and high ceilings enhance the sense of openness and light, making it an ideal area for both relaxation and entertaining. The breakfast room, located adjacent to the kitchen, provides a cozy spot for morning meals and casual dining. The kitchen itself is well-appointed, featuring ample counter space and storage, making meal preparation a pleasure. A convenient downstairs W/C completes the ground floor. Ascending to the first floor, you will find a spacious landing leading to three double bedrooms, each offering a peaceful retreat at the end of the day. The bedrooms are well-proportioned, providing plenty of space for furniture and personalization. The family bathroom is also located on this floor. One of the standout features of this Victorian terraced house is its private, enclosed rear garden. This tranquil outdoor space features a sizeable lawn area, perfect for children to play, gardening enthusiasts to cultivate, or simply enjoying the outdoors in a peaceful setting. It's an ideal spot for summer barbecues, alfresco dining, or unwinding after a long day. If you have been searching for a home of this calibre then do not hesitate to get in touch, we look forward to showing you around.







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Floor 0



Floor 1

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

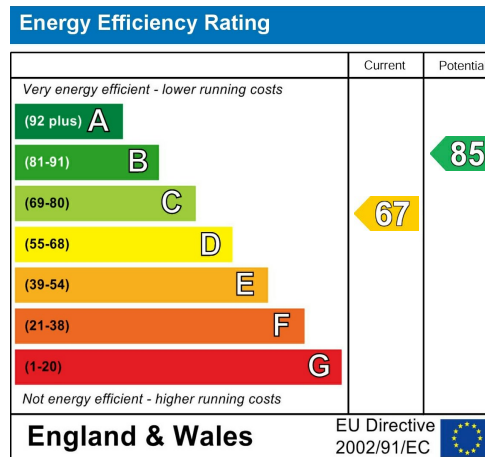
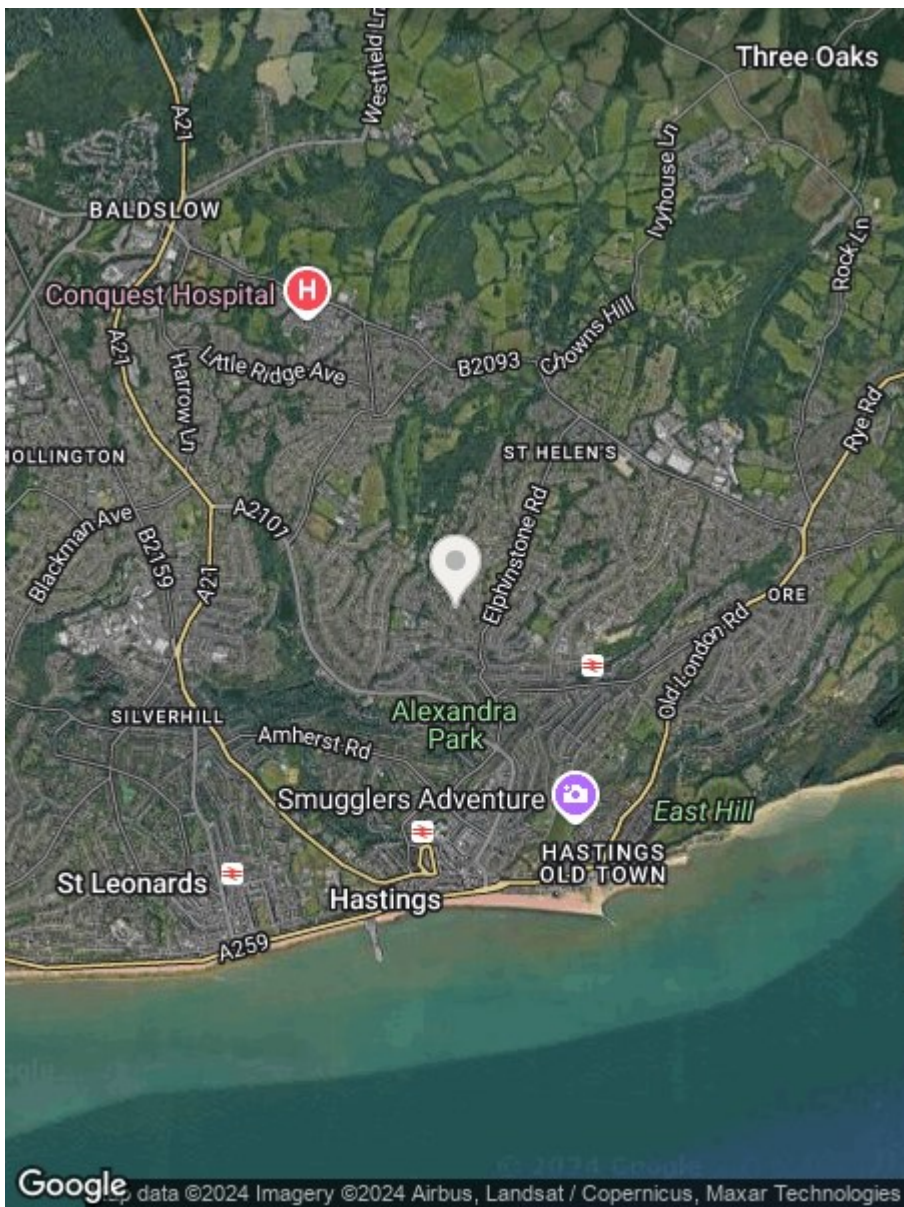
1264.94 ft<sup>2</sup>

117.52 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

**GIRAFFE 360**



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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**