

**RUSH
WITT &
WILSON**



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11 Downs Road, Hastings, East Sussex TN34 2DX
Guide Price £425,000 - £450,000

*****GUIDE PRICE £425,000 - £450,000***** Rush Witt & Wilson are pleased to welcome to the market this charming **THREE BEDROOM** detached property with great potential being offered to the market **CHAIN FREE!** This detached house boasts two reception rooms, three bedrooms, and a bathroom, offering ample space for a comfortable lifestyle. With parking for two vehicles with a garage, and off-road parking, convenience is at your doorstep. Situated in a fantastic location, this property features a large rear garden, perfect for outdoor activities and relaxation. While modernisation is required, this presents a wonderful opportunity to tailor the space to your taste and create the home of your dreams. Don't miss out on the chance to transform this property into a beautiful haven in a sought-after area. Contact us today to discover the endless possibilities that this home on Downs Road has to offer!









Floor 0

Approximate total area⁽¹⁾

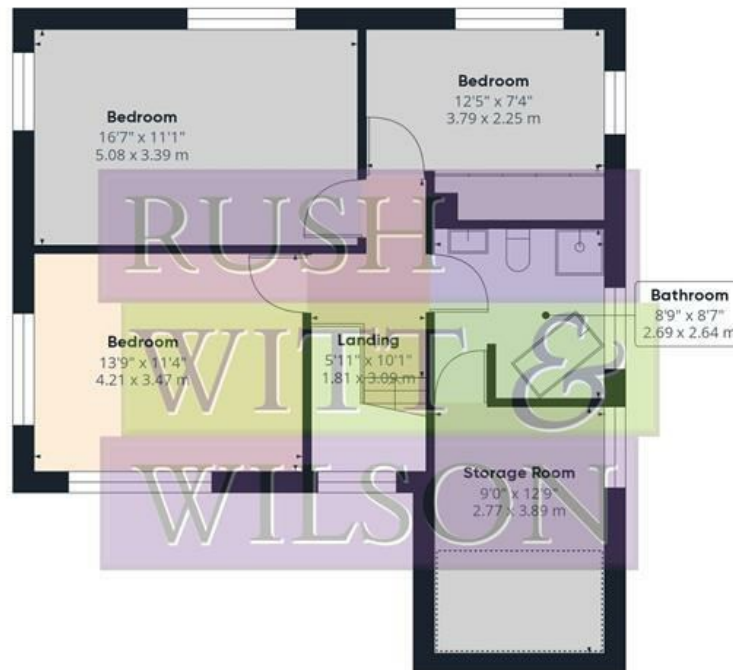
1473.09 ft²

136.85 m²

Reduced headroom

47.03 ft²

4.37 m²

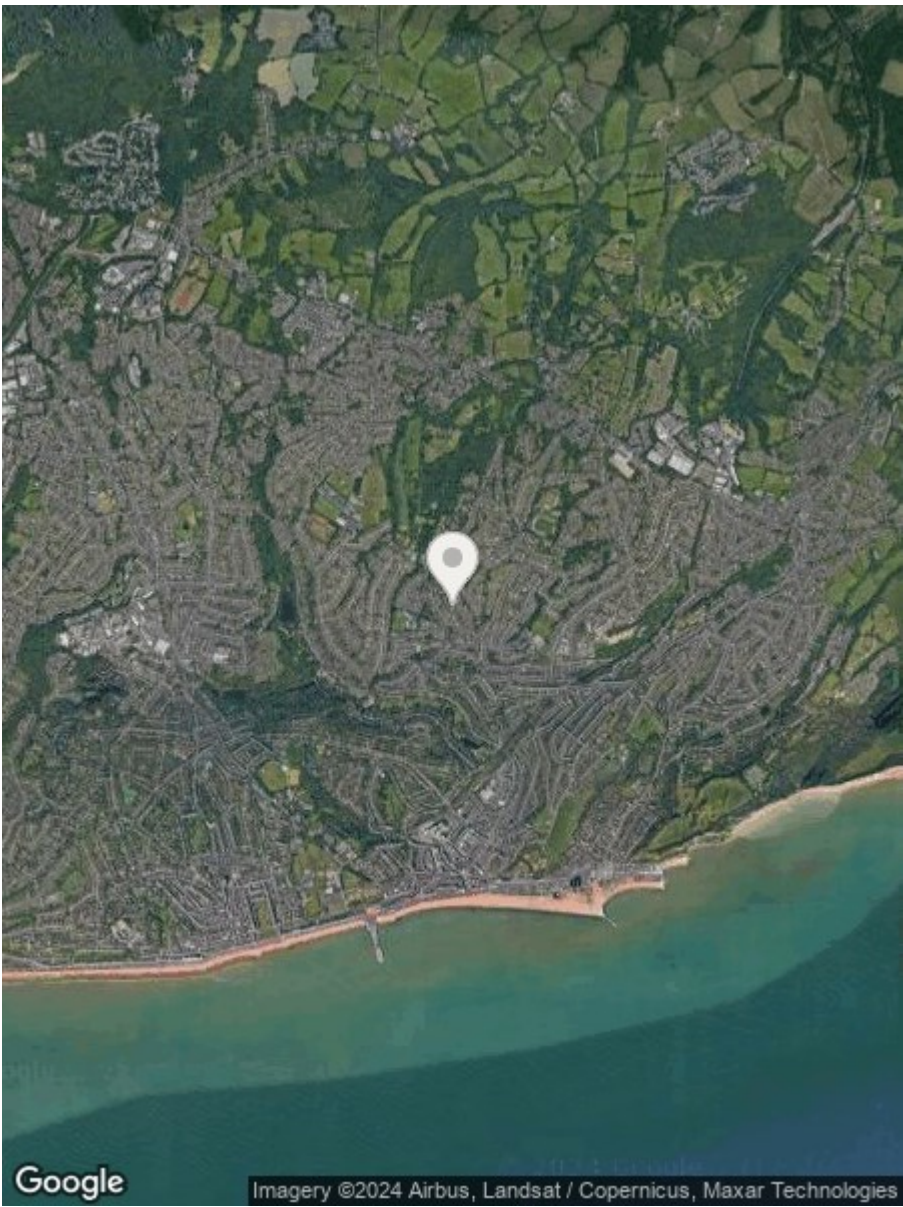


Floor 1


(1) Excluding balconies and terraces.

Reduced headroom
(below 1.5m/4.92ft)


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



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		
Not energy efficient - higher running costs		
	70	81
England & Wales	EU Directive 2002/91/EC 	

Environmental Impact (CO₂) 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		
England & Wales	EU Directive 2002/91/EC 	

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