

**RUSH
WITT &
WILSON**



RUSH
WITT &

15A Ashford Road, Hastings, TN34 2HA
£415,000 Freehold

Nestled on Ashford Road in Hastings, this impressive three detached house presents a unique opportunity for those seeking a spacious family home with potential for modernisation. Spanning an expansive 1,879 square feet, this three-storey residence is an ideal choice for families. Upon entering the ground floor, you are welcomed into a charming living room, complete with a delightful fireplace that adds warmth and character to the space. The kitchen is the highlight of the home being very spacious with a lovely outlook onto the garden. The first floor features two generously sized bedrooms, providing ample space for relaxation and rest. The bathroom comes equipped with a bath ideal for any family. The lower ground floor includes a utility room, ideal for storage, and a garage that accommodates parking for up to four vehicles, addressing all your parking needs with ease. While the property is in need of modernisation, it offers a high standard of living and the potential to create your dream home tailored to your tastes. This residence is perfect for families seeking luxury and comfort in a desirable location. Don't miss the chance to transform this splendid house into your ideal sanctuary.





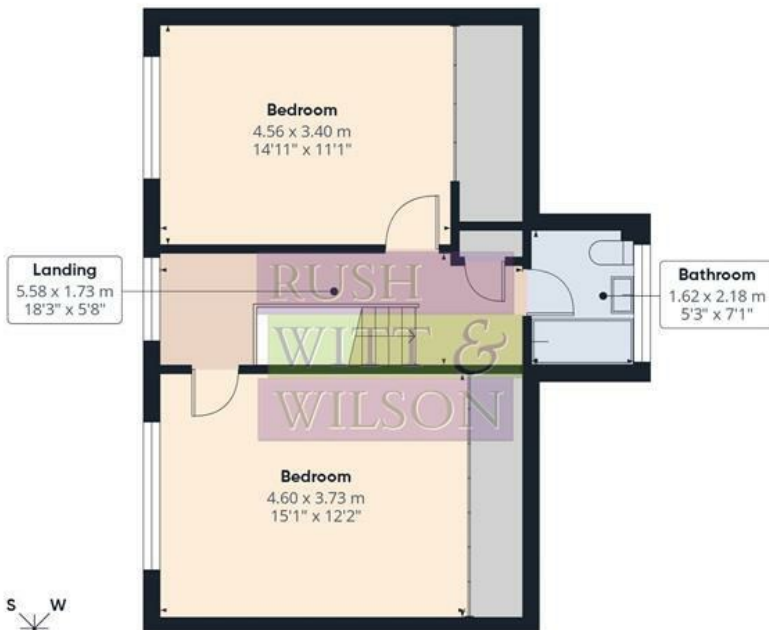




Floor -1



Floor 0



Floor 1

**RUSH
WITT &
WILSON**

Approximate total area⁽¹⁾

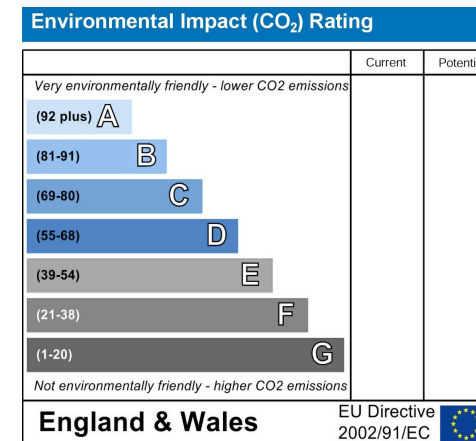
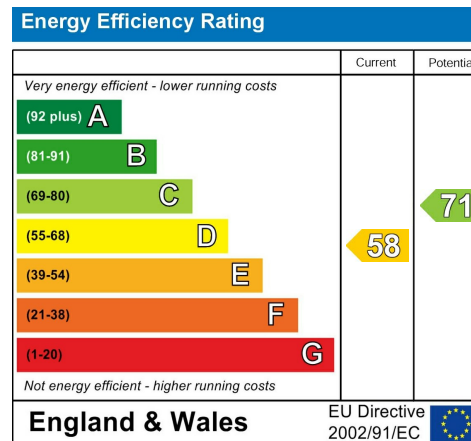
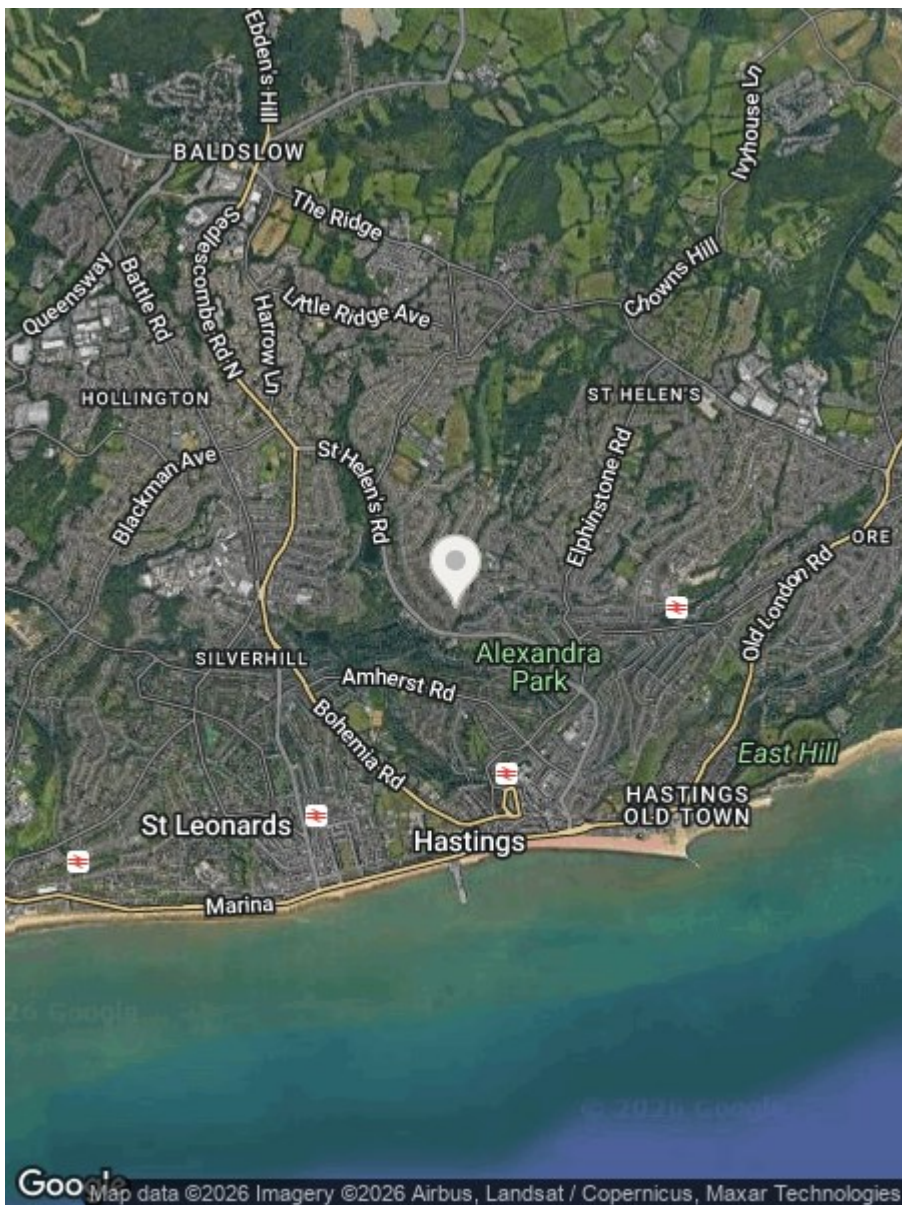
174.6 m²

1879 ft²

(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



Council Tax Band - D

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).
2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.
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**

**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**