

**RUSH
WITT &
WILSON**



RUSH
WITT &

**41 Greville Road, Hastings, TN35 5AL
Offers In The Region Of £250,000 Freehold**

Nestled on the charming Greville Road in Hastings, this delightful two-bedroom end-terraced period home presents an excellent opportunity for first-time buyers. The property is in good order throughout, ensuring a comfortable living experience from the moment you move in. Upon entering, you will find a welcoming living room that flows seamlessly into a dining space, creating an inviting atmosphere for both relaxation and entertaining. The well-appointed kitchen completes the ground floor, providing a functional space for culinary pursuits. Venture upstairs to discover the main bedroom, which offers a peaceful retreat, alongside a second bedroom that is perfect for guests or as a home office. The bathroom is conveniently located on this level, catering to the needs of the household. One of the standout features of this property is the low-maintenance rear garden, which boasts a raised decking area. This outdoor space is ideal for enjoying sunny days or hosting gatherings with friends and family. The location is particularly advantageous, with local schools and shops just a stone's throw away, making daily errands and family life a breeze. This charming home is not only a wonderful place to live but also a smart investment for the future. Don't miss the chance to make this lovely property your own.





RUSH
WITT &
WILSON



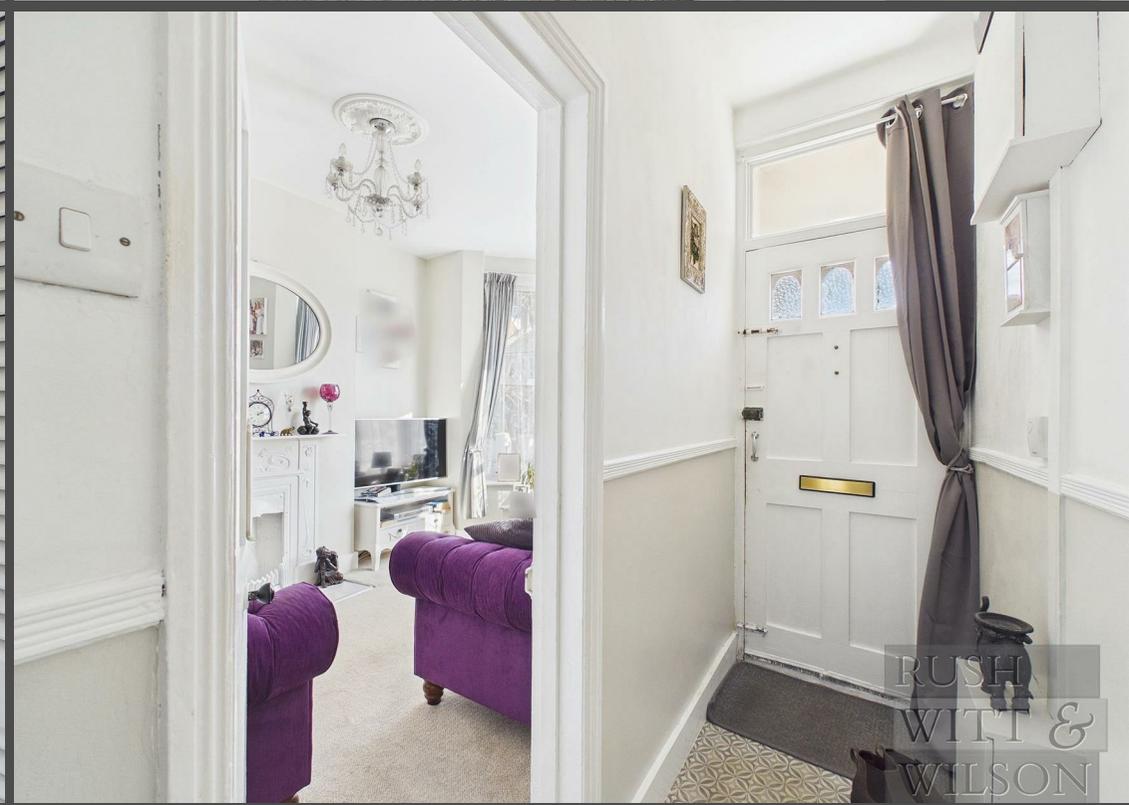
RUSH
WITT &
WILSON



RUSH
WITT &
WILSON

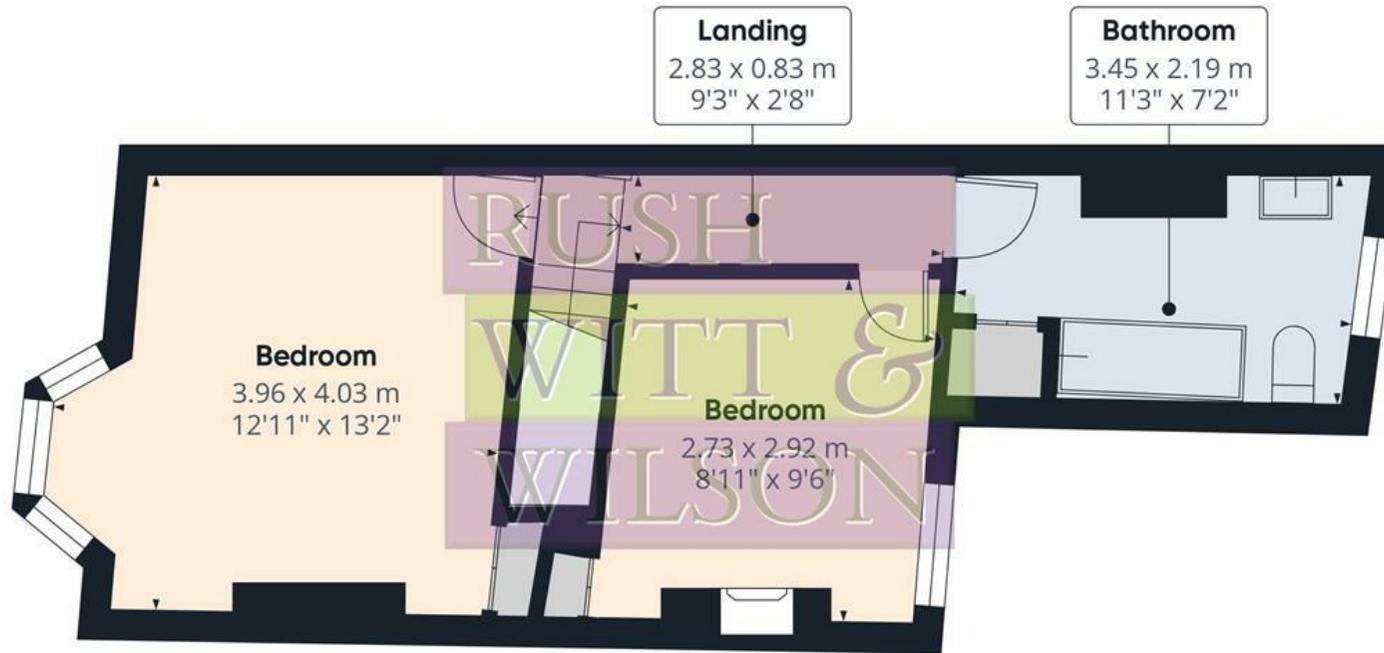


RUSH
WITT &
WILSON





Floor 0



Floor 1



Approximate total area⁽¹⁾

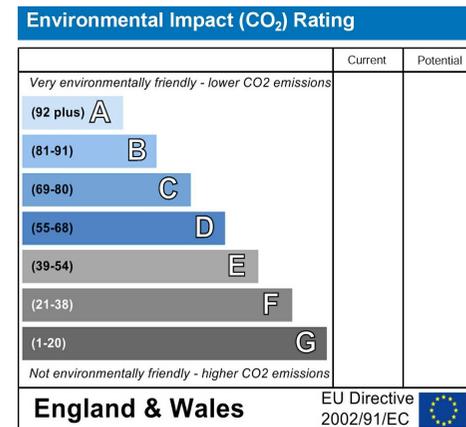
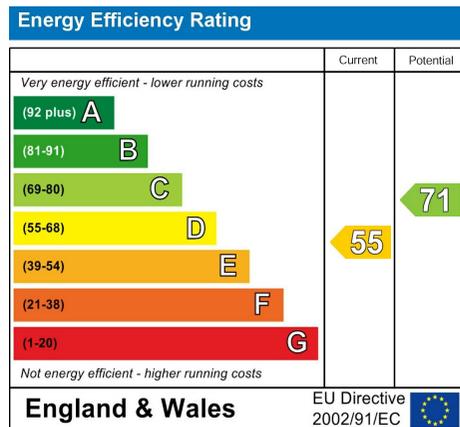
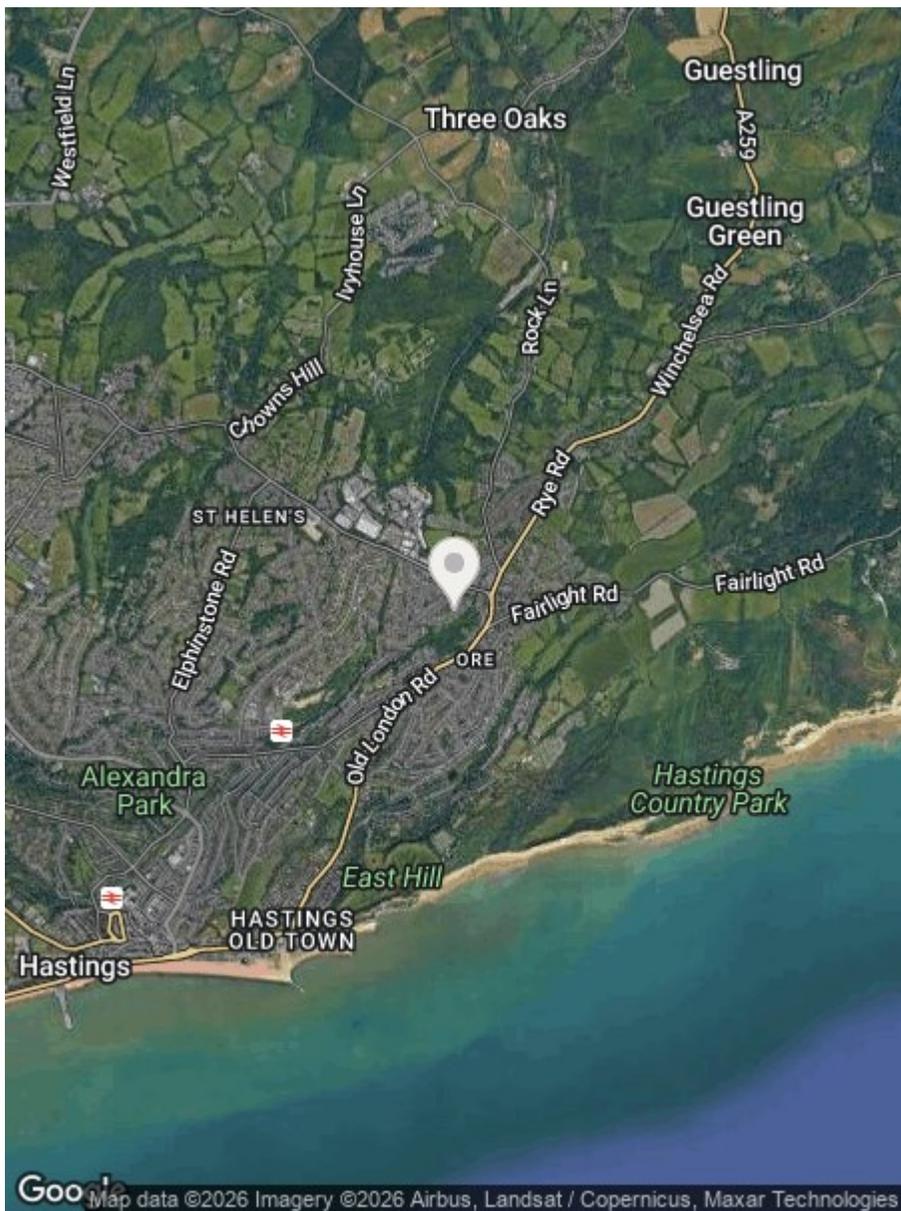
66.1 m²

711 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.

GIRAFFE360



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).
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/privacv-nolicv>

**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**