

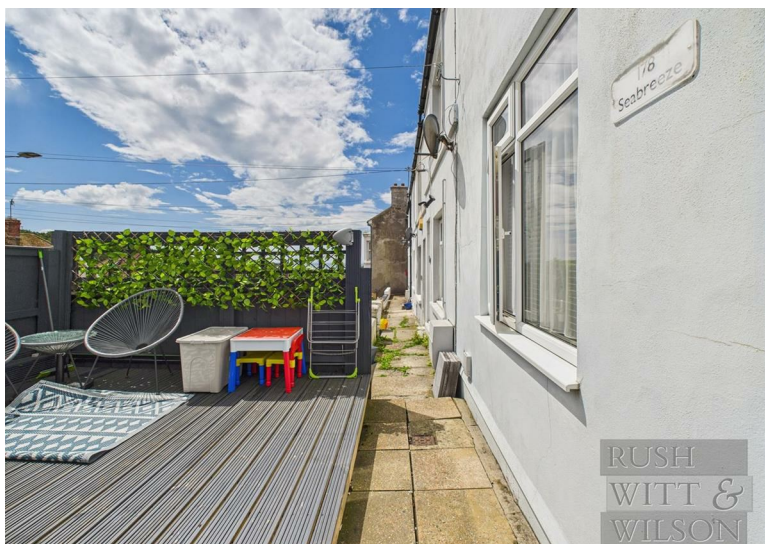
**RUSH
WITT &
WILSON**



RUSH
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178 Old London Road, Hastings, TN35 5LX
Offers In Excess Of £230,000 Freehold

We are delighted to present to the market an exceptional opportunity to acquire an older style terraced two-bedroom house, ideally situated on Old London Road, on the outskirts of Hastings' historic Old Town. This charming property is just a short stroll away from a diverse range of amenities, the picturesque seafront, and the scenic East Hill, making it a perfect location for those who appreciate both convenience and beauty. The accommodation is well-appointed and thoughtfully arranged over two floors, providing a comfortable living space. Upon entering, you will find a welcoming lounge that flows seamlessly into a separate dining room, perfect for entertaining guests or enjoying family meals. The modern kitchen is equipped with contemporary fittings, ensuring that cooking is a pleasure. Upstairs, the property boasts two generously sized bedrooms, offering ample space for relaxation and rest. The bathroom is conveniently located on this floor, providing easy access for all residents. Modern comforts are well catered for, with gas-fired central heating and double glazing throughout, ensuring a warm and inviting atmosphere year-round. Outside, the property features a front decked garden, ideal for enjoying a morning coffee or evening relaxation, while a smaller rear courtyard provides a charming space for potted plants or outdoor storage. This delightful terraced house presents a wonderful opportunity for first-time buyers, small families, or investors looking to capitalise on the vibrant Hastings market. With its blend of character, modern amenities, and prime location, this property is not to be missed. We invite you to arrange a viewing and experience the charm of this home for yourself.

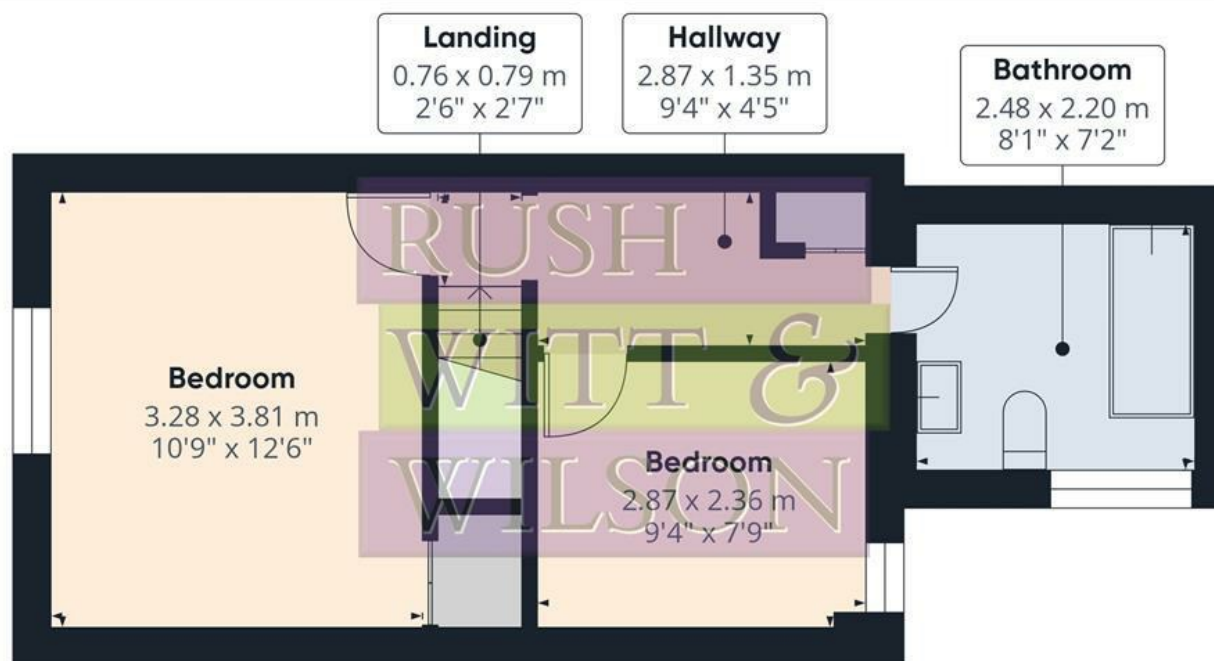








Floor 0



Floor 1

Approximate total area⁽¹⁾

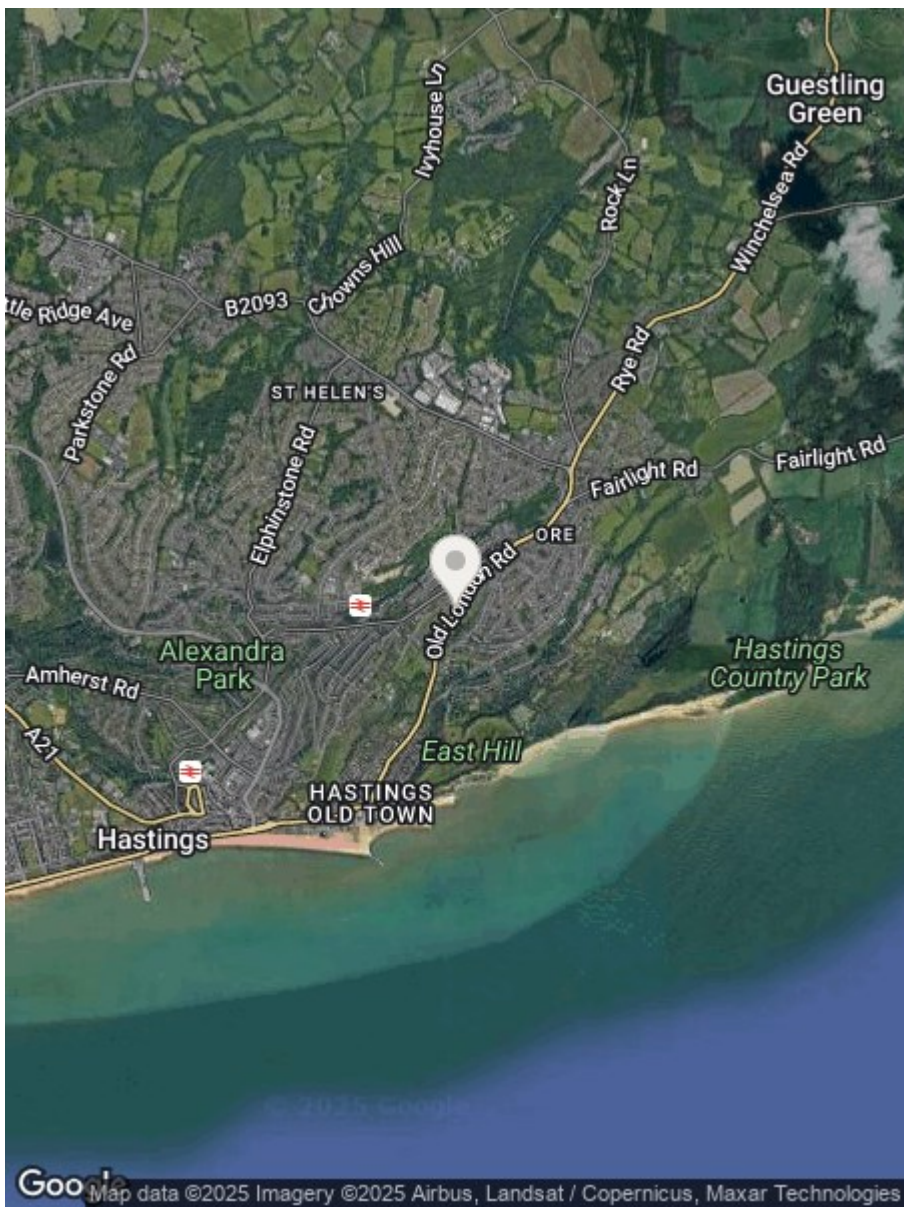
61.3 m²


659 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



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		
England & Wales	EU Directive 2002/91/EC 	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC 	

None of the services or appliances mentioned in these sale particulars have been tested.

It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.

Council Tax Band – A

A property may be subject to restrictive covenants and a copy of the title documents are available for inspection.

If you are seeking a property for a particular use or are intending to make changes please check / take appropriate legal advice before proceeding.

**RUSH
WITT &
WILSON**

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