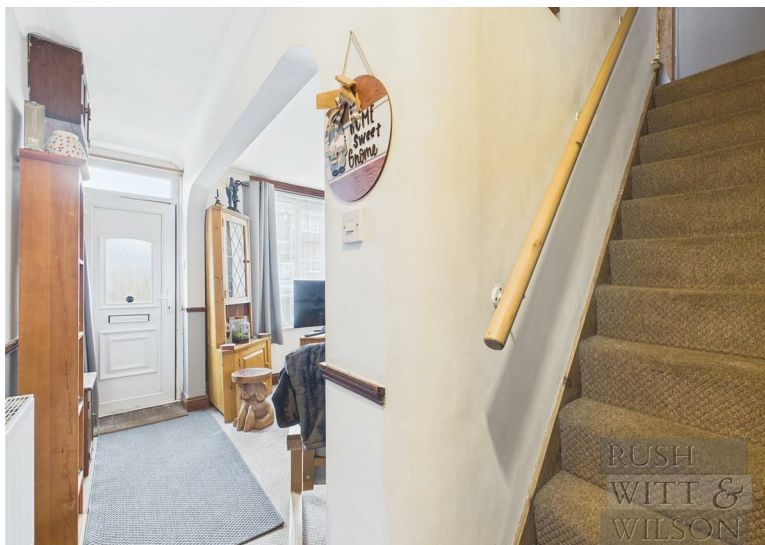


**RUSH
WITT &
WILSON**



49 Winchelsea Road, Hastings, TN35 4JT
£200,000 Freehold

Nestled on Winchelsea Road in Hastings, this charming terraced house offers a delightful living experience across its two storeys and 606 square feet of thoughtfully designed space. As you enter the property, you are welcomed into a well-appointed reception room that seamlessly flows into a spacious kitchen, complete with a convenient stove, making it ideal for both cooking and entertaining. The ground floor also features a beautifully crafted bathroom, designed for relaxation with its inviting bath. The living room exudes a warm and homely atmosphere, perfect for unwinding after a busy day or hosting friends and family. Ascending to the first floor, you will find two well-proportioned bedrooms, each offering a tranquil retreat. The versatility of the additional rooms allows for customisation, whether you envision a home office, a guest room, or a creative space tailored to your needs. This property is bathed in natural light, enhancing the overall warmth and inviting nature of the home. With its functional design and comfortable living spaces, this house is a perfect choice for those seeking a delightful home that balances style and practicality. Your search for a charming residence in Hastings ends here, where comfort meets convenience in a welcoming environment.









Floor 0

Approximate total area⁽¹⁾

56.4 m²

606 ft²



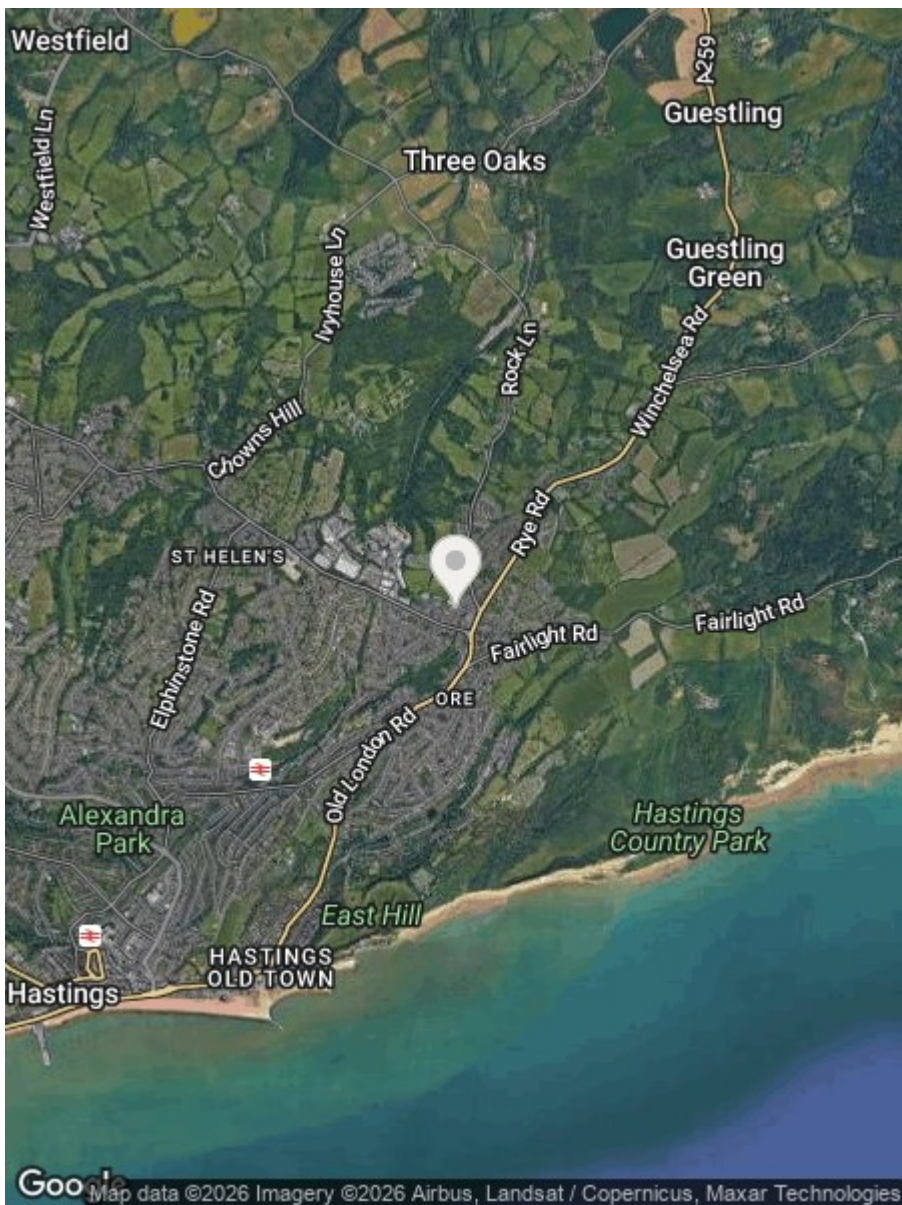
Floor 1

(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	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	EU Directive 2002/91/EC

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.
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**RUSH
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WILSON**

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