

**RUSH
WITT &
WILSON**



73 Hoads Wood Road, Hastings, East Sussex TN34 2BB
Asking Price £250,000 Freehold

CHAIN FREE Nestled in the charming area of Hoads Wood Road, Hastings, this two-bedroom semi-detached home presents a rare opportunity for those looking to create their dream residence. Built in the 1930s, the property boasts a characterful exterior with a new roof recently installed and offers spacious accommodation that is ripe for modernisation. Upon entering, you will find a welcoming reception room that provides a perfect space for relaxation or entertaining guests. The two well-proportioned bedrooms offer ample room for comfort, while the bathroom is conveniently located to serve the household. One of the standout features of this property is the garage, providing valuable off-street parking and additional storage options. The rear garden is a delightful space, ideal for outdoor activities or simply enjoying the fresh air. Furthermore, there is additional storage space under the house, accessible via a small hatch, which can be utilised for various purposes. This home is perfect for those with a vision, as it requires some modernisation, allowing you to tailor it to your personal taste and lifestyle. With its spacious layout and potential for enhancement, this property is an excellent investment for first-time buyers or those looking to downsize in a lovely part of Hastings. Don't miss the chance to make this house your home.

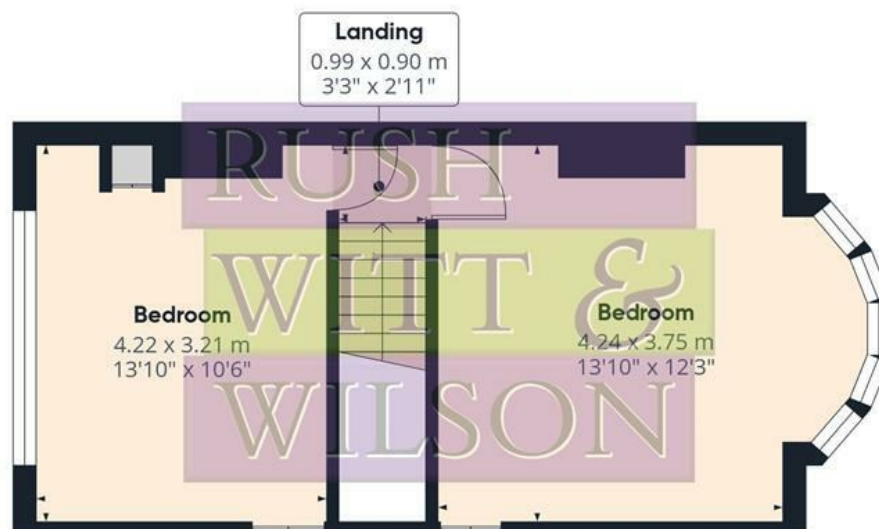








Floor 0



Floor 1

Approximate total area⁽¹⁾

73.1 m²

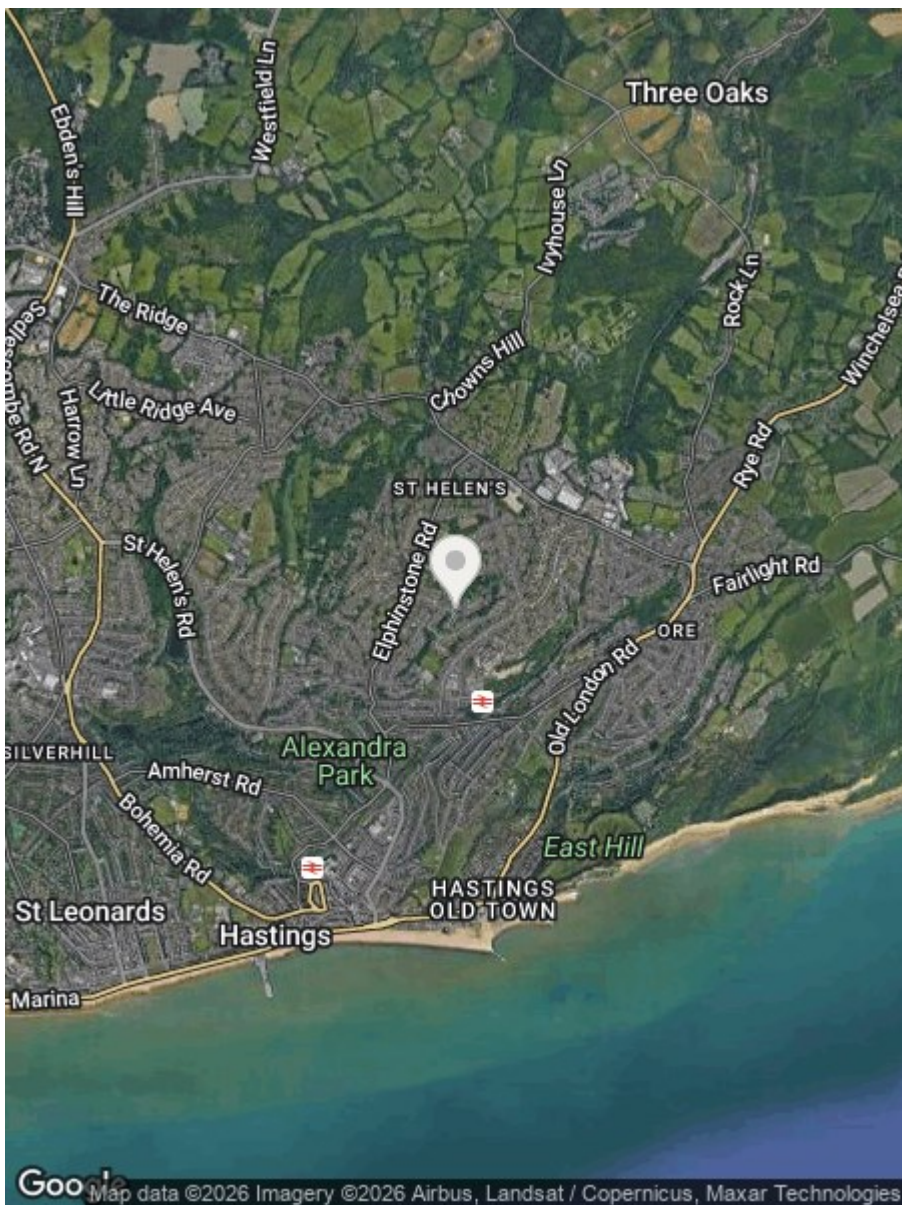
786 ft²

(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	84

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	

Council Tax Band - C

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).
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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>

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