

**RUSH  
WITT &  
WILSON**



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WITT &

**85 Elphinstone Road, Hastings, TN34 2BP**  
**£389,950 Freehold**

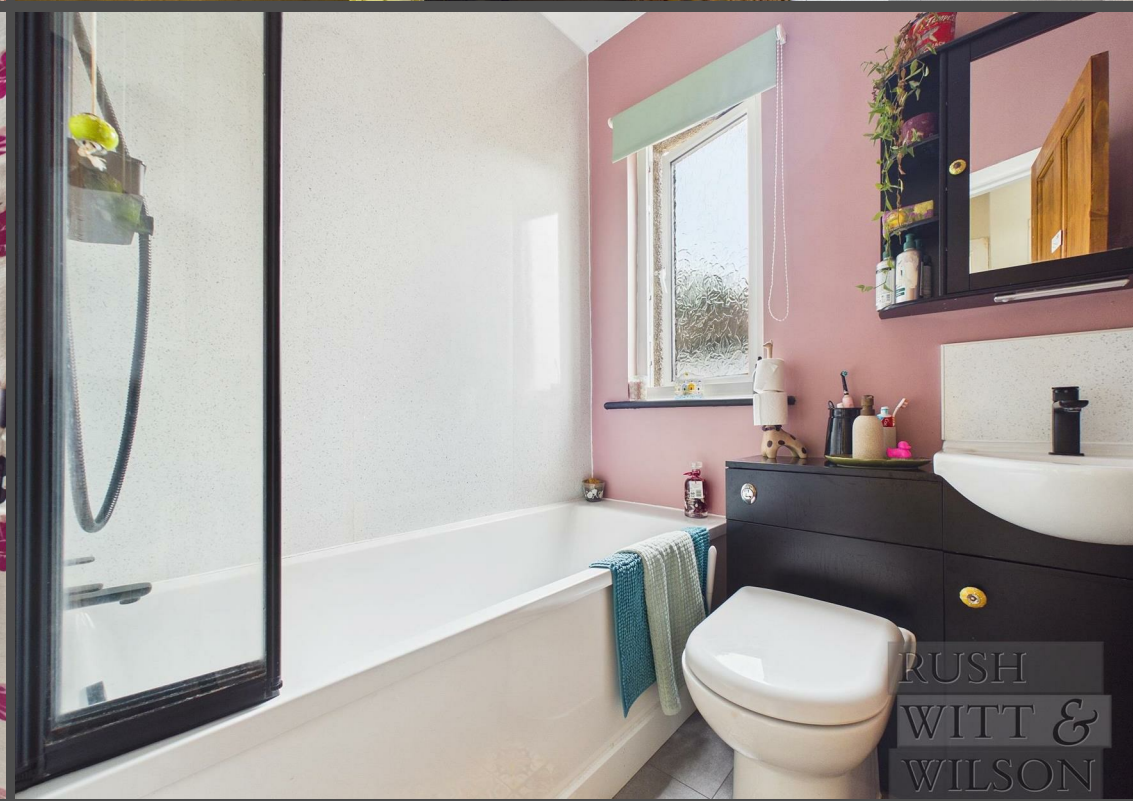
**A beautifully presented and extended 1930s three-bedroom semi-detached family home, situated in one of Hastings' most sought-after residential locations within the popular Blacklands area.**

**The accommodation is well proportioned throughout, with a spacious entrance hall welcoming you into the property, complete with a convenient downstairs cloakroom. To the front, the generous living room enjoys a large bay window, creating a bright and inviting space. A utility room provides additional storage together with space and plumbing for a washing machine. Undoubtedly the heart of the home is the impressive extended kitchen/dining room, fitted with a comprehensive range of modern units and integrated appliances. Skylights and doors opening onto the rear garden flood the room with natural light, creating an ideal space for both everyday family living and entertaining. To the first floor are three well-proportioned double bedrooms together with a newly fitted contemporary family bathroom.**

**Outside, the rear garden enjoys a pleasant outlook with mature shrubs and planting to the boundaries. A rear access gate leads to valuable off-road parking for two vehicles. Previously occupied by a double garage, the space offers potential for reinstatement, subject to any necessary consents. Conveniently positioned for easy access to Alexandra Park, Hastings Town Centre, Hastings railway station, local bus routes and highly regarded schools, this wonderful family home must be viewed to fully appreciate the space, presentation and location on offer.**









**Floor 0**



**Floor 1**

**Approximate total area<sup>(1)</sup>**

105.1 m<sup>2</sup>

1131 ft<sup>2</sup>

(1) Excluding balconies and terraces

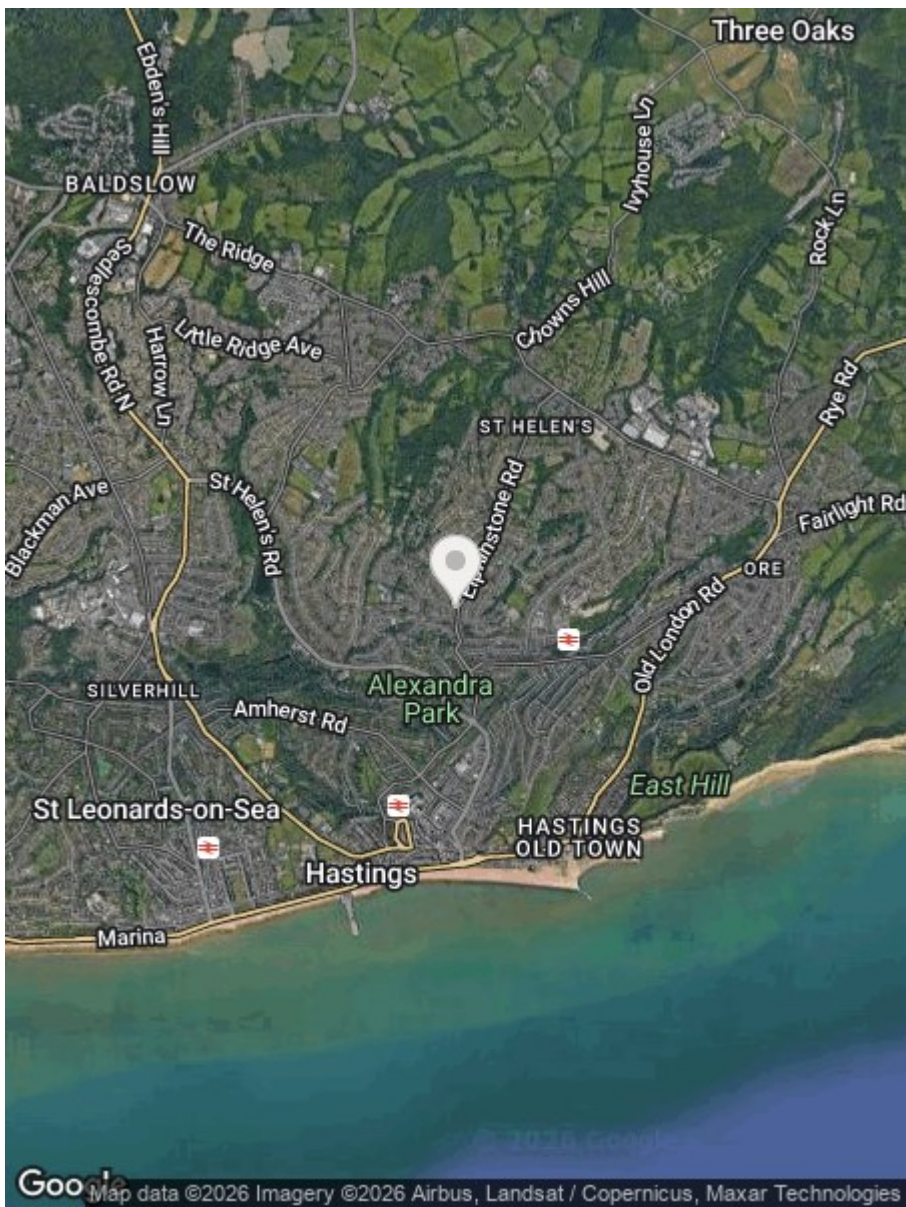
Reduced headroom

Below 1.5 m/5 ft

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 |         |                         |
|                                             | 63      | 73                      |
| England & Wales                             |         | EU Directive 2002/91/EC |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |                         |
|-----------------------------------------------------------------|---------|-------------------------|
|                                                                 | Current | Potential               |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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:

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4. VAT: The VAT position relating to the property may change without notice.
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**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](mailto:hastings@rushwittwilson.co.uk)  
[www.rushwittwilson.co.uk](http://www.rushwittwilson.co.uk)**