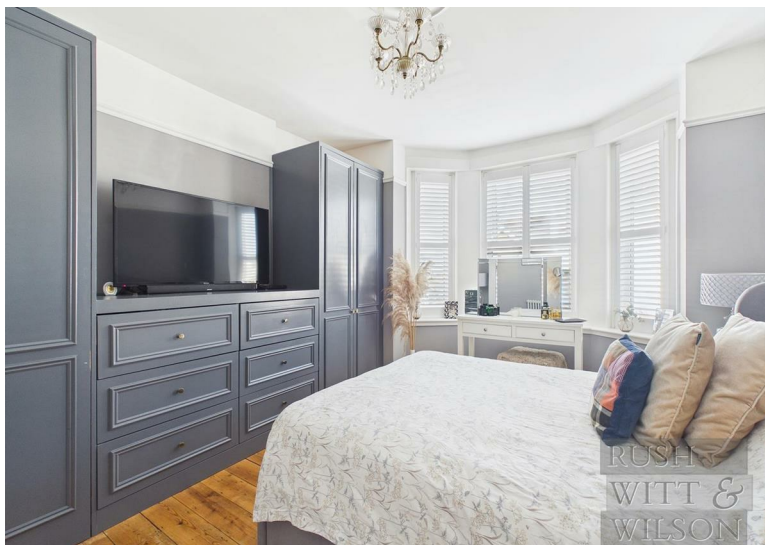
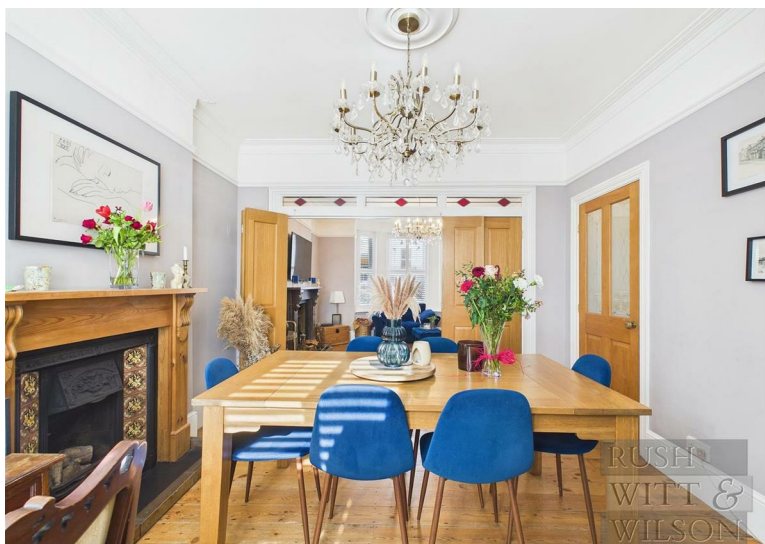


**RUSH
WITT &
WILSON**



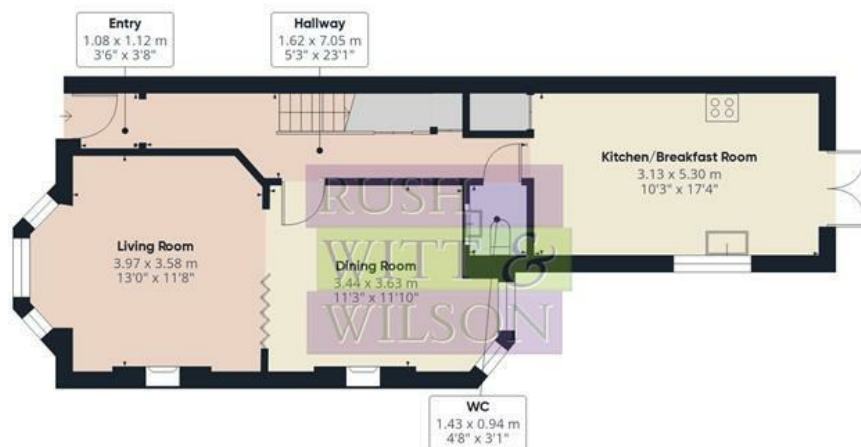
47 Alfred Road, Hastings, TN35 5HZ
Offers In Excess Of £475,000 Freehold

Nestled on Alfred Road in the charming town of Hastings, this stunning Victorian semi-detached home has been fully renovated to an exceptional standard, blending classic elegance with modern comforts. The property boasts an impressive four bedrooms, making it ideal for families or those seeking extra space. Upon entering, you will find two inviting reception rooms that provide ample space for relaxation and entertaining. The home features two well-appointed bathrooms, including a convenient shower room, ensuring that morning routines run smoothly for all residents. The tiered rear garden is a delightful outdoor space, perfect for enjoying the fresh air or hosting gatherings with friends and family. Additionally, the property offers off-street parking for two vehicles, a valuable asset in this desirable area. Situated in the Clive Vale neighbourhood, this home is well-positioned for local schooling and shops, making it an excellent choice for families looking to settle in a vibrant community. With its fabulous features and thoughtful renovations, this Victorian gem is a must-see for anyone seeking a blend of character and contemporary living in Hastings.

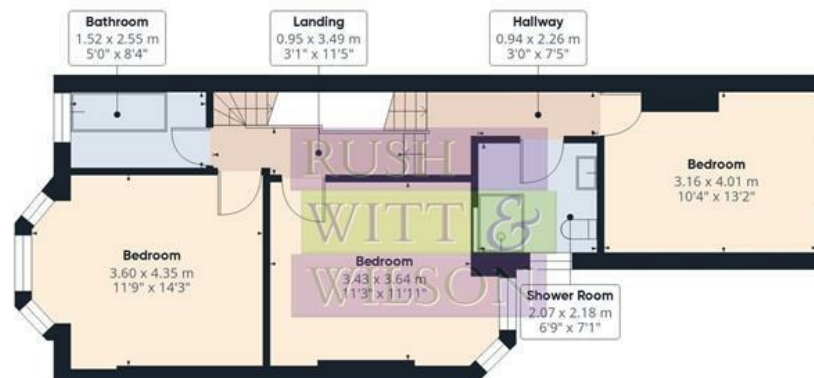




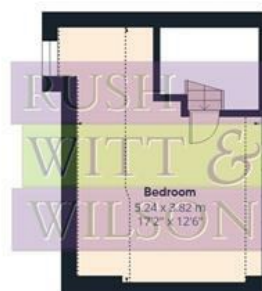




Floor 0



Floor 1



Floor 2



Approximate total area⁽¹⁾

134.7 m²

1451 ft²

Reduced headroom

6.6 m²

71 ft²

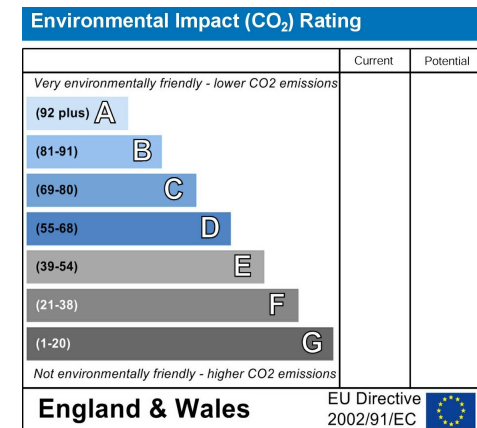
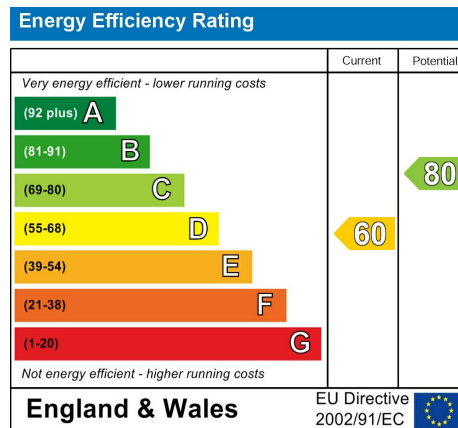
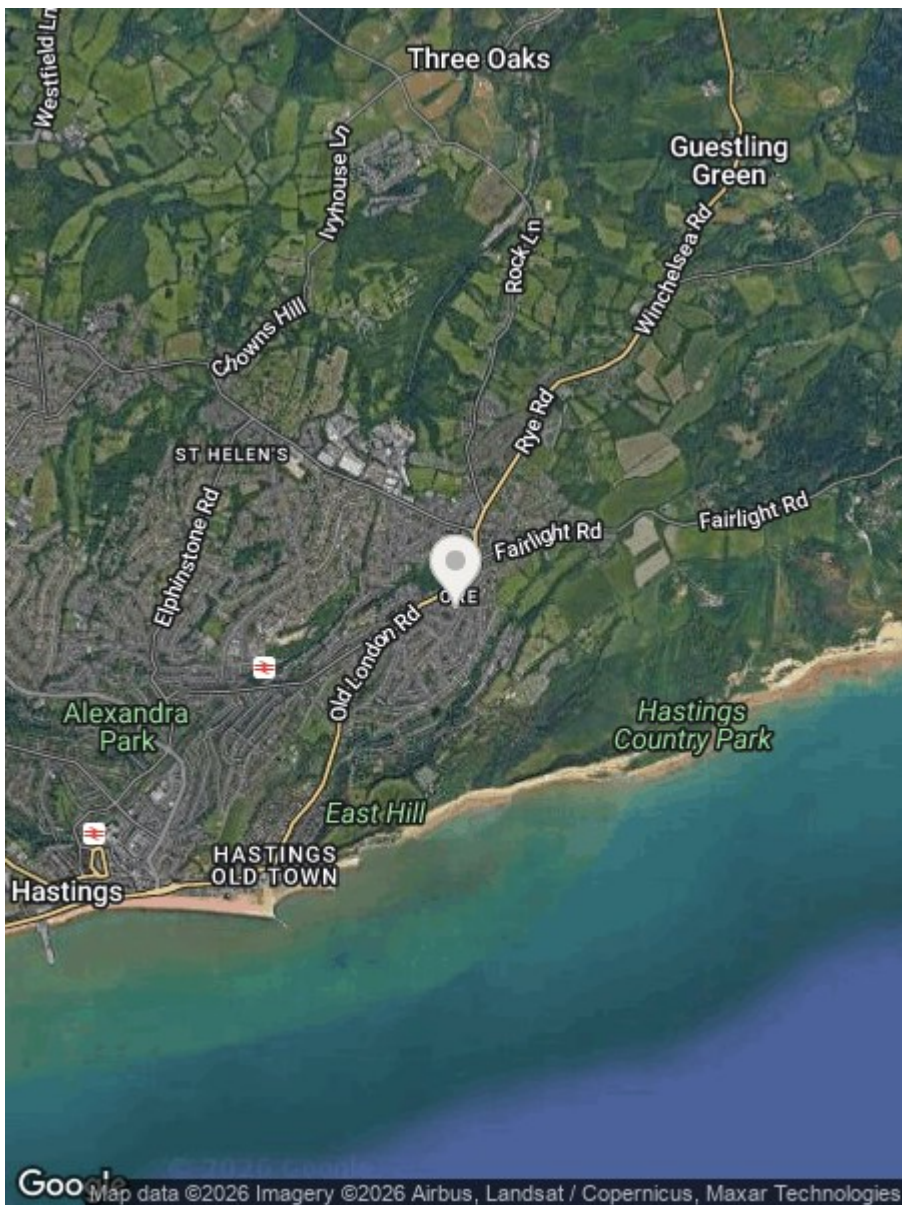
(1) Excluding balconies and terraces

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



Council Tax Band - D

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/privacy-policy>

**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**