

**RUSH  
WITT &  
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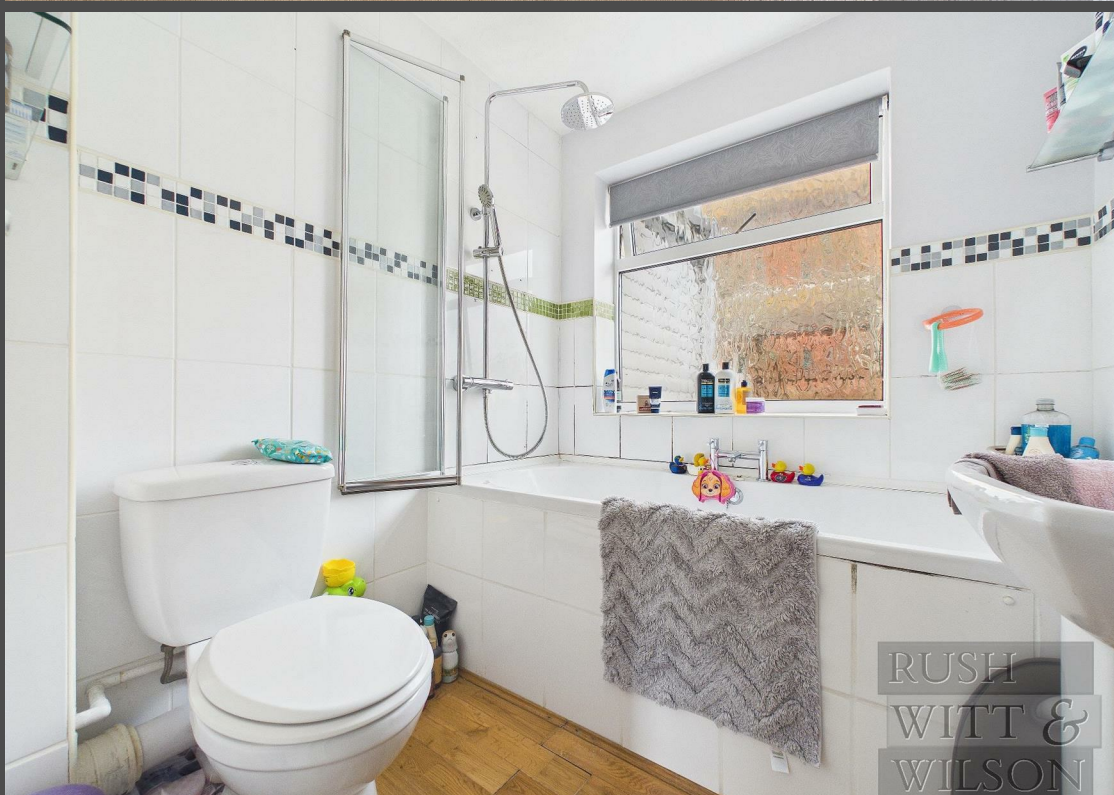
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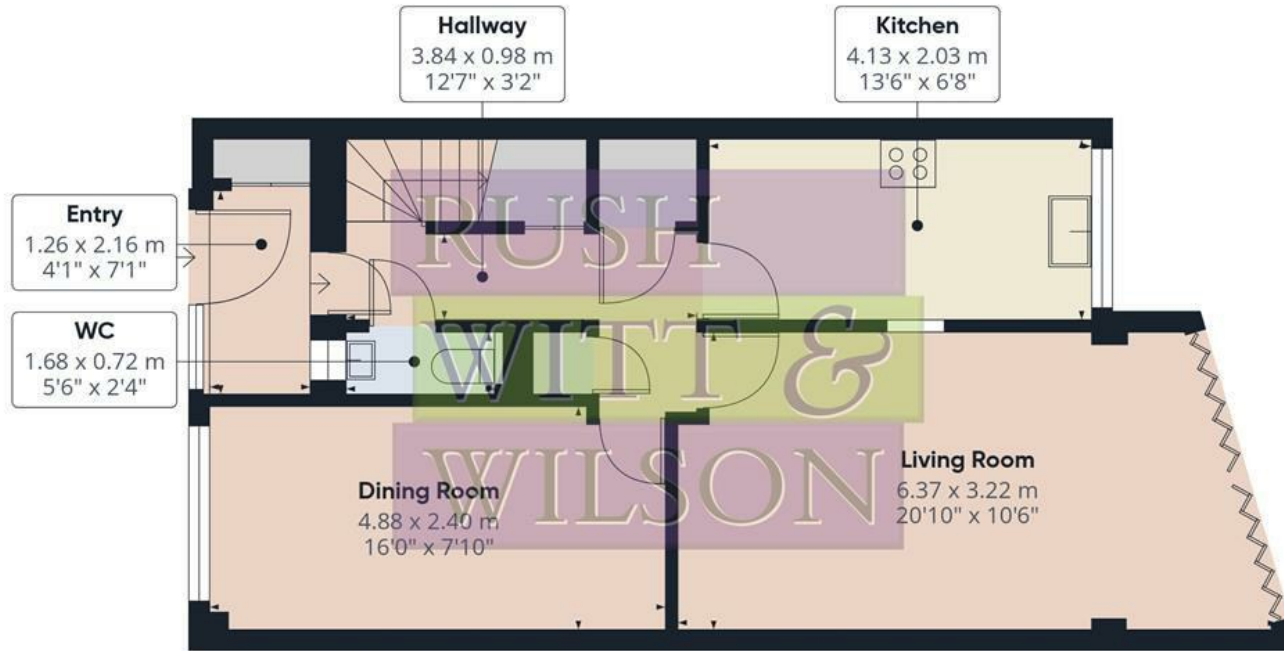
**64 Athelstan Road, Hastings, TN35 5JB  
Offers In Excess Of £325,000 Freehold**

Nestled in the sought-after Clive Vale area, this charming three/four bedroom mid-terrace house on Athelstan Road offers a delightful blend of comfort and convenience. This property is perfect for families seeking a spacious home with modern amenities. The house features two inviting reception rooms, providing ample space for relaxation and entertaining. The modern fitted kitchen is a highlight, designed to meet the needs of contemporary living. Bi-fold doors from the living room open seamlessly to the garden, creating a wonderful indoor-outdoor flow that is perfect for enjoying sunny days and hosting gatherings. With three well-proportioned bedrooms, this home can easily accommodate a growing family or provide the flexibility of a fourth bedroom if desired. The bathroom is conveniently located, ensuring practicality for everyday living. The property also benefits from gas central heating and double glazing, ensuring warmth and energy efficiency throughout the year. Parking is made easy with off-road space for one vehicle, a valuable asset in this desirable location. Residents will appreciate the close proximity to local shops, bus routes, and the mainline railway, making commuting and daily errands a breeze. This mid-terrace family home, makes it an excellent choice for those looking to settle in Hastings. Don't miss the opportunity to make this lovely property your new home.









Floor 0



Floor 1



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

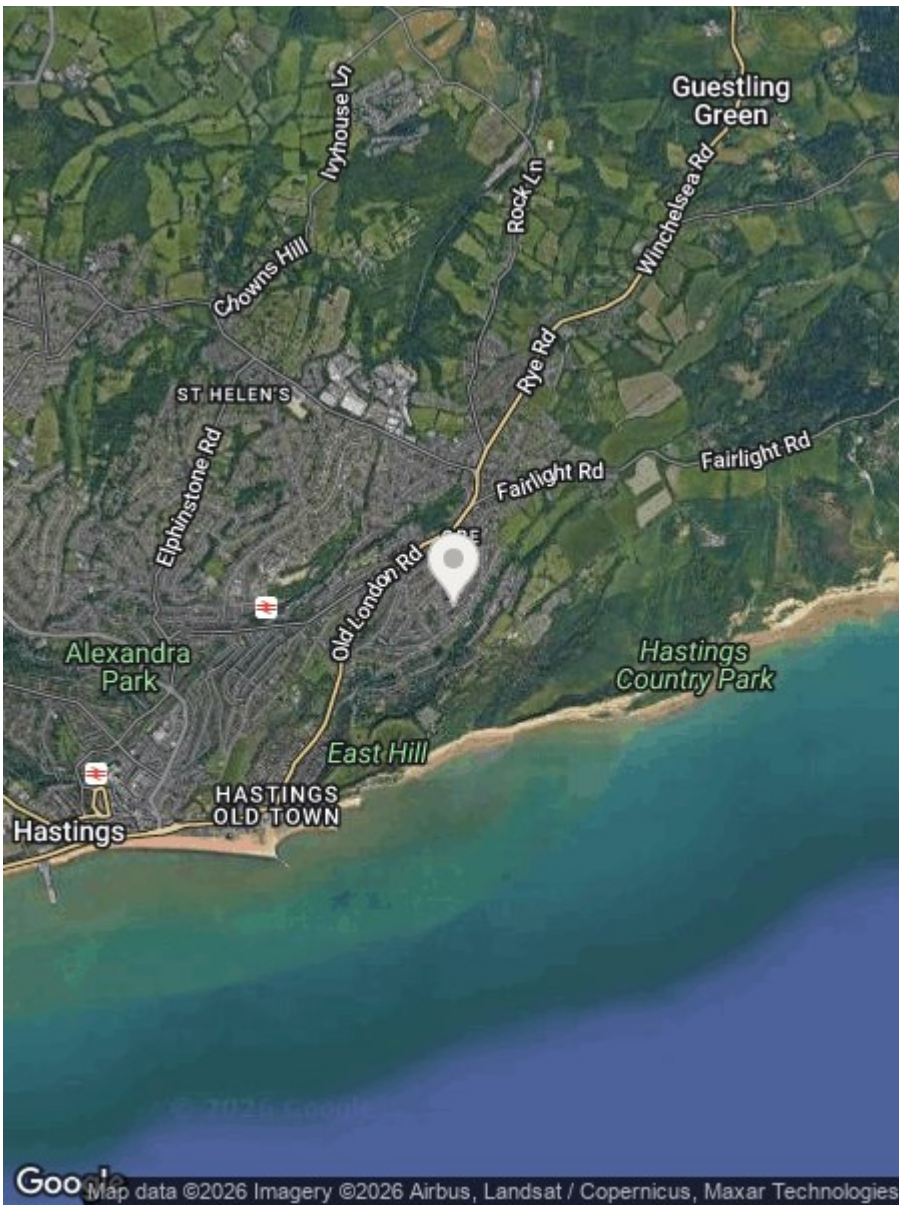
94.4 m<sup>2</sup>


1016 ft<sup>2</sup>


(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.

GIRAFFE360



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		
	74	83
<b>England &amp; Wales</b>	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		
<b>England &amp; Wales</b>	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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