

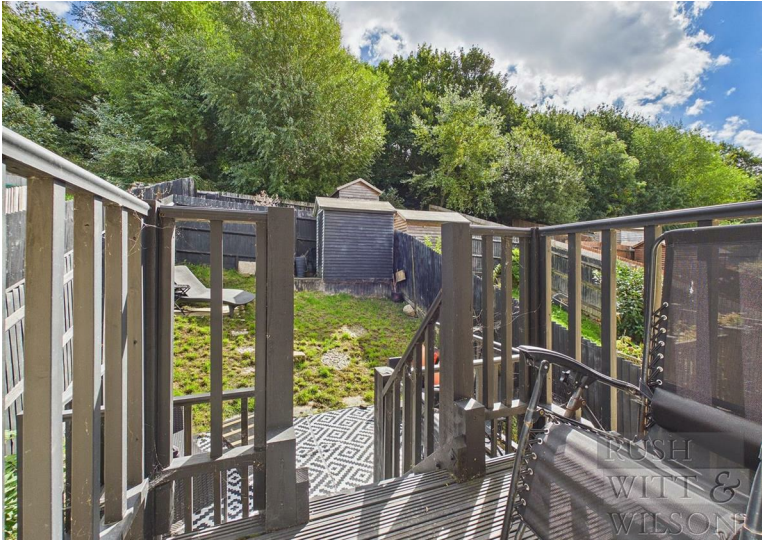
**RUSH
WITT &
WILSON**



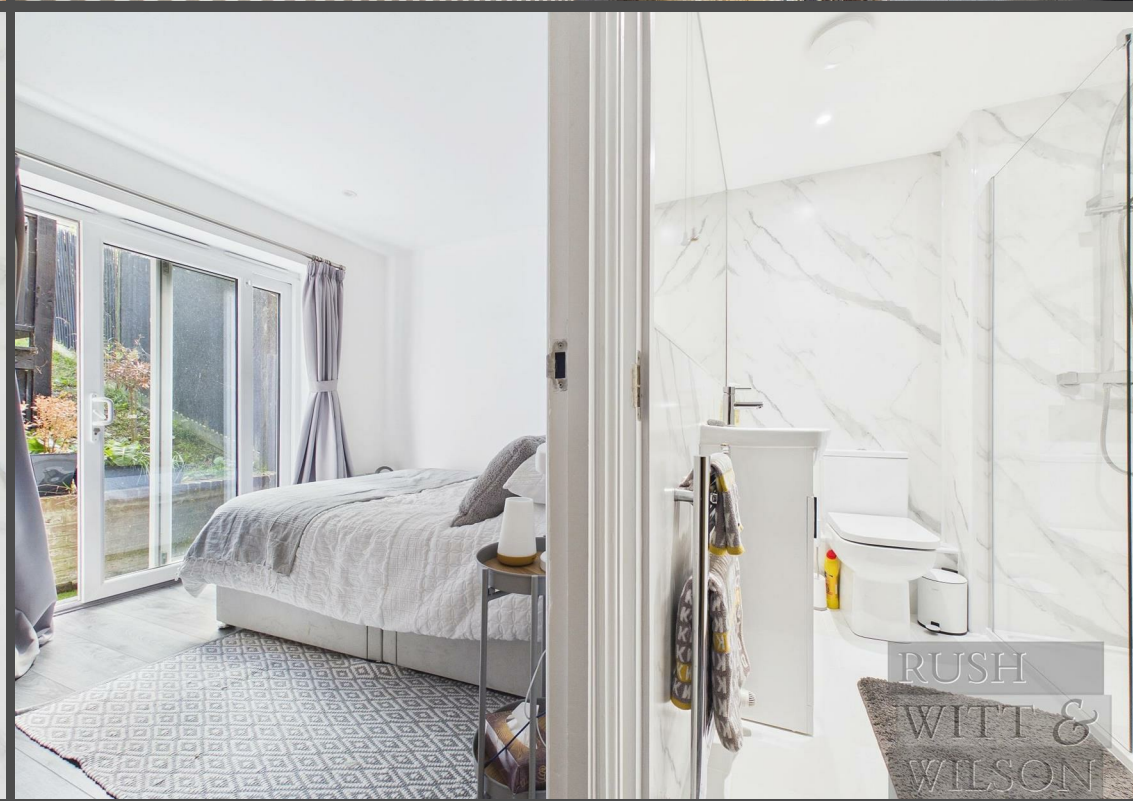
RUSH
WITT &

38 Hawthorn Road, Hastings, TN35 5HW
Guide Price £200,000 - £210,000

*****GUIDE PRICE £200,000 - £210,000***** Nestled in the desirable Clive Vale area of Hastings, this recently refurbished two-bedroom terrace house offers a perfect blend of modern living and convenient location. The property is beautifully presented and arranged over two floors, providing a spacious and inviting atmosphere. Upon entering, you will find a well-proportioned open plan living and kitchen area on the first floor. This delightful space features a vaulted ceiling and sliding doors that lead out to steps descending to the rear garden, allowing for an abundance of natural light. The kitchen is fitted with contemporary units, integrated appliances, and ample storage, complemented by a handy breakfast bar that creates an ideal setting for socialising with family and friends. On the ground floor, the property boasts two comfortable bedrooms, along with a stylish family shower room. The principal bedroom enjoys direct access to a portion of the garden, enhancing the appeal of this charming home. Externally, the property features a good-sized garden, primarily laid to lawn, along with a convenient storage shed. A raised decked area off the kitchen provides an excellent space for al-fresco dining, perfect for enjoying the warmer months. Additionally, this property benefits from a private off-road parking space and is being sold with no onward chain, making it an attractive option for both first-time buyers and those looking to downsize. Situated towards the upper end of Harold Road, this home offers easy access to Hastings Old Town, Hastings Country Park, and the beach, while local shops at Ore Village are just a short walk away. This property truly represents a wonderful opportunity to enjoy a vibrant coastal lifestyle in a beautifully appointed home.









Floor 0



Floor 1



Approximate total area⁽¹⁾

41.3 m²
444 ft²

Reduced headroom

1 m²
10 ft²

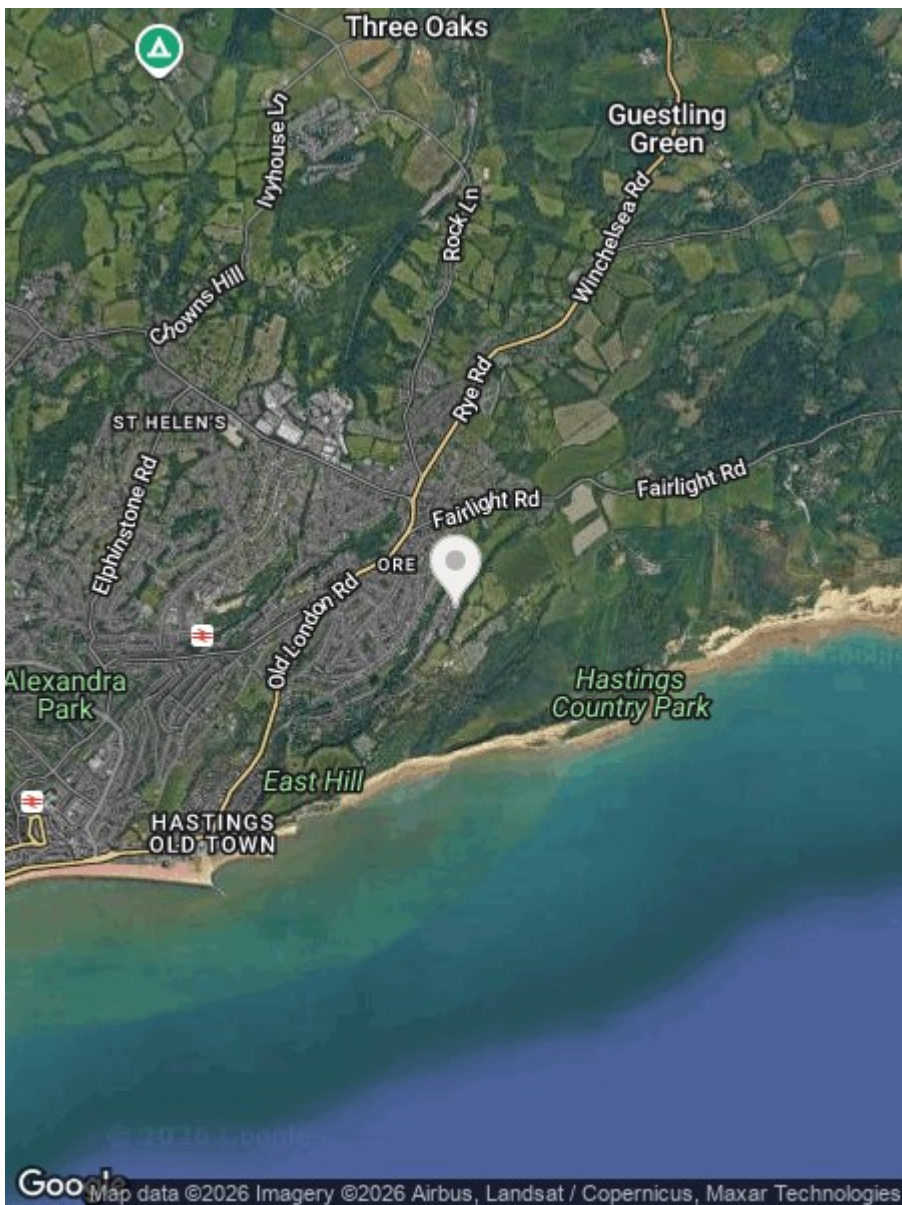
(1) Excluding balconies and terraces

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	71	90
(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

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 - 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:

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**RUSH
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