

RUSH  
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**65 Sandown Road, Hastings, TN35 5AY**  
**Offers In Excess Of £200,000**

Nestled on Sandown Road, this delightful THREE BEDROOM END TERRACE house presents an inviting opportunity for those seeking a blend of modern convenience and traditional charm. The property boasts a well-designed layout that maximises both space and comfort. Upon entering, you are welcomed into a cosy lounge, enhanced by a charming bay window that allows natural light to pour in, creating a warm and inviting atmosphere perfect for relaxation or entertaining guests. The adjacent modern fitted kitchen is a culinary enthusiast's dream, featuring sleek finishes and ample storage, ensuring that meal preparation is both efficient and enjoyable. Venturing upstairs, you will find the generously sized master bedroom, which serves as a tranquil retreat, ideal for unwinding after a long day. The second bedroom is equally spacious, making it perfect for guests or family members. The third bedroom, while slightly smaller, still offers a comfortable space that can be utilised as a child's room, a study, or a guest room. This property is not only a wonderful home but also benefits from its location in Hastings, a town known for its rich history and vibrant community. With local amenities, schools, and beautiful coastal scenery nearby, this end-terrace house is an excellent choice for families or individuals looking to settle in a welcoming environment. Don't miss the chance to make this charming house your new home.







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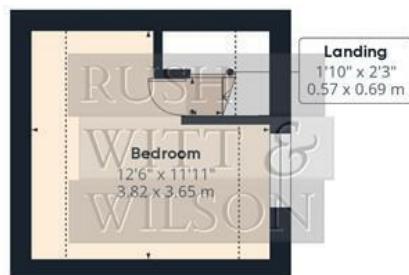
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Approximate total area<sup>(1)</sup>

741.85 ft<sup>2</sup>  
68.92 m<sup>2</sup>

Reduced headroom  
34.7 ft<sup>2</sup>  
3.22 m<sup>2</sup>

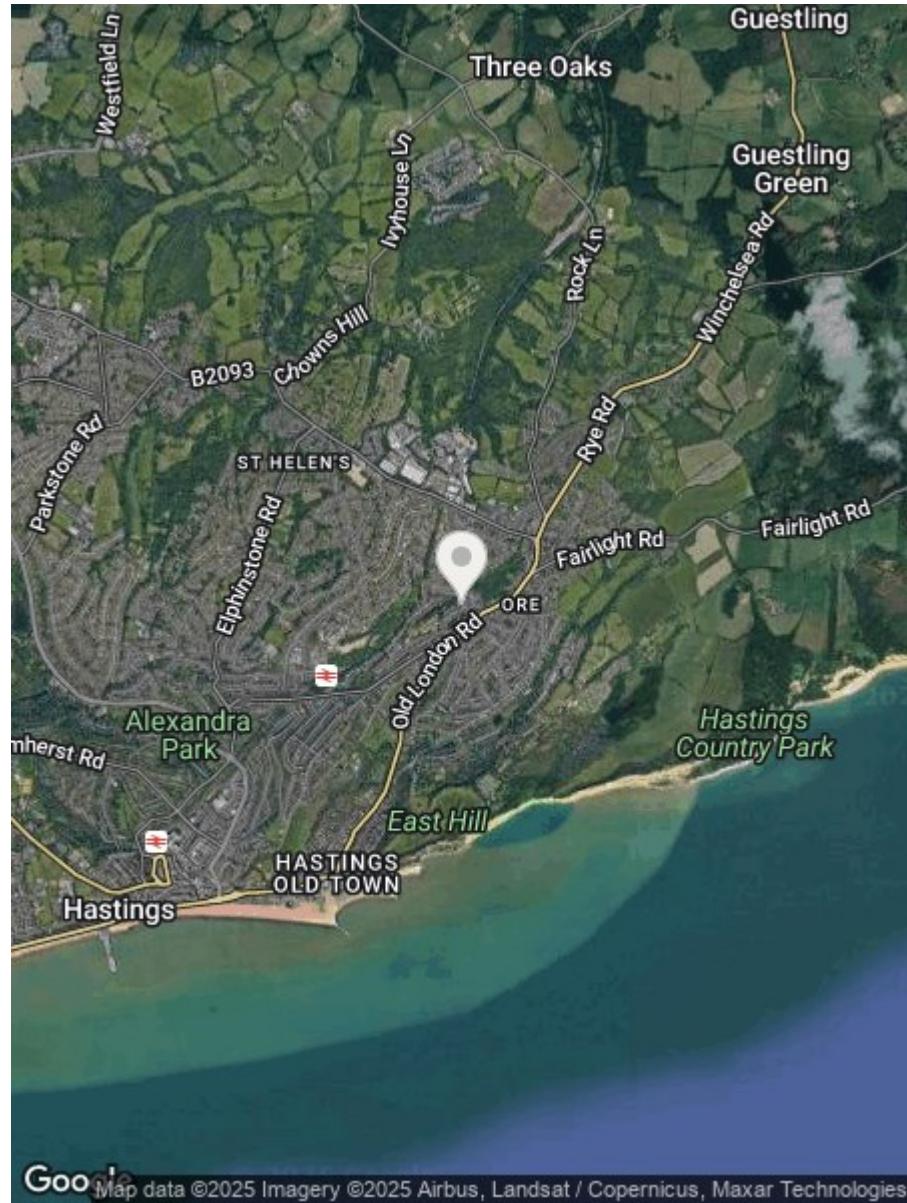
(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	57	
(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 <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	