

**RUSH  
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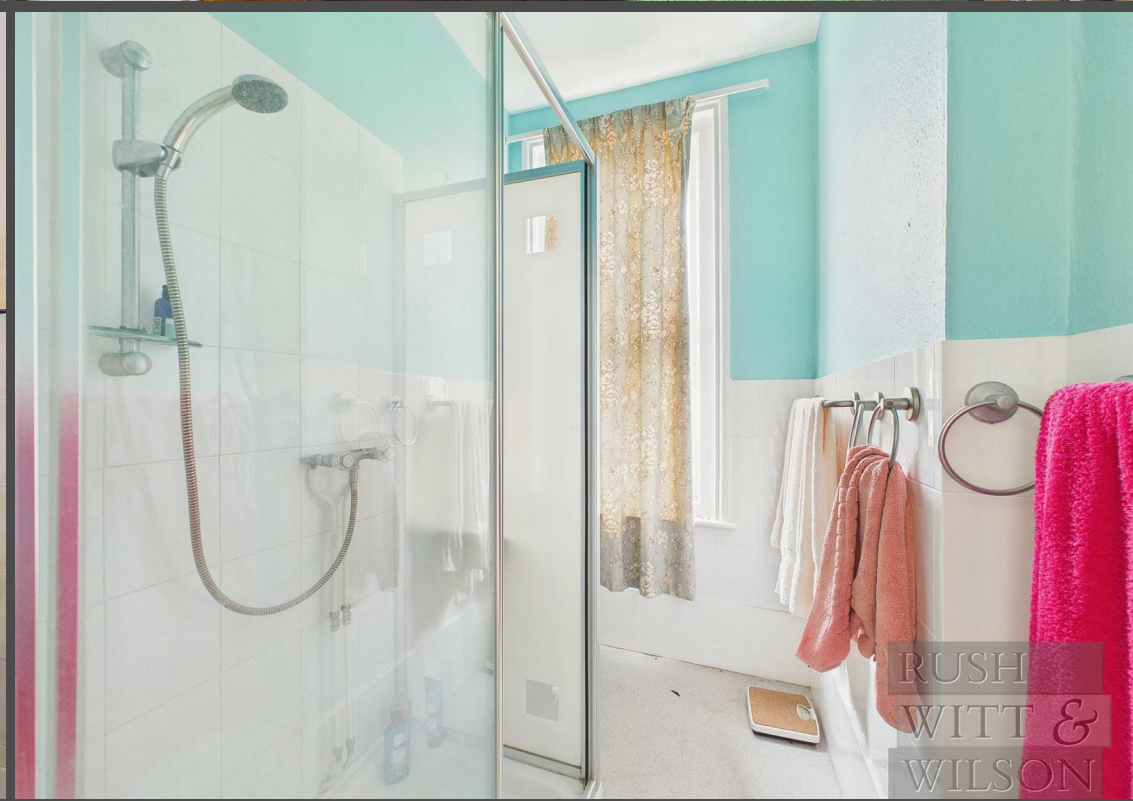


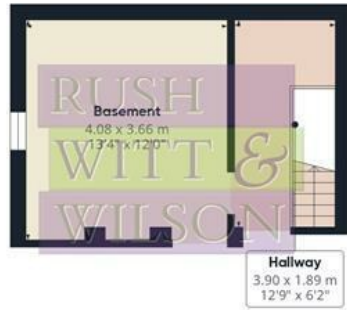
**33 Fearon Road, Hastings, TN34 2DL**  
**£500,000 Freehold**

Nestled in the sought-after Blacklands area of Hastings, Fearon Road presents a splendid opportunity to acquire a grand brick constructed detached period residence. This charming home is ideally situated just a stone's throw from the picturesque Alexandra Park, making it a perfect location for families and nature enthusiasts alike. Offered for sale with no onward chain, this property is expected to attract early interest, and it is easy to see why. The residence boasts an impressive layout, featuring four generously sized double bedrooms and four spacious reception rooms, providing ample space for both relaxation and entertaining. While the property is in need of upgrading and modernisation, it offers a blank canvas for those looking to create their dream home. The well-proportioned rooms provide a fantastic foundation for a contemporary living space, allowing you to infuse your personal style and preferences. Externally, the property benefits from both front and rear gardens, offering outdoor space for gardening, play, or simply enjoying the fresh air. This is a rare opportunity to own a piece of Hastings' architectural heritage, and with its prime location and potential for transformation, it is not to be missed. We invite you to explore the possibilities that this delightful home has to offer.





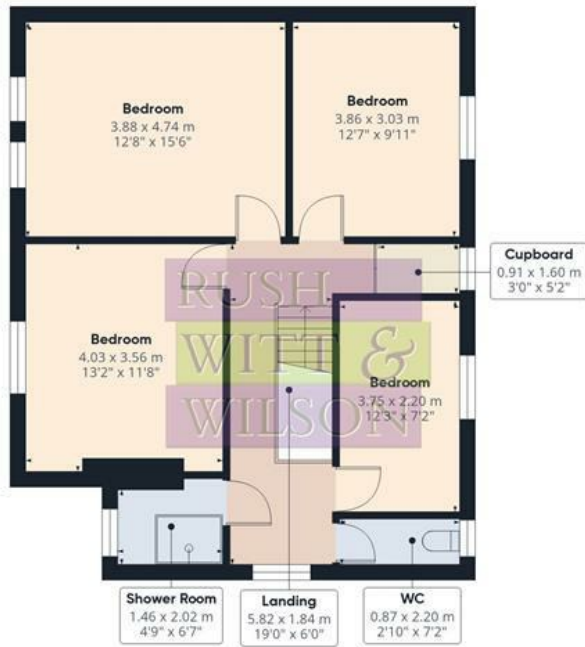




Floor -1



Floor 0



Floor 1



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

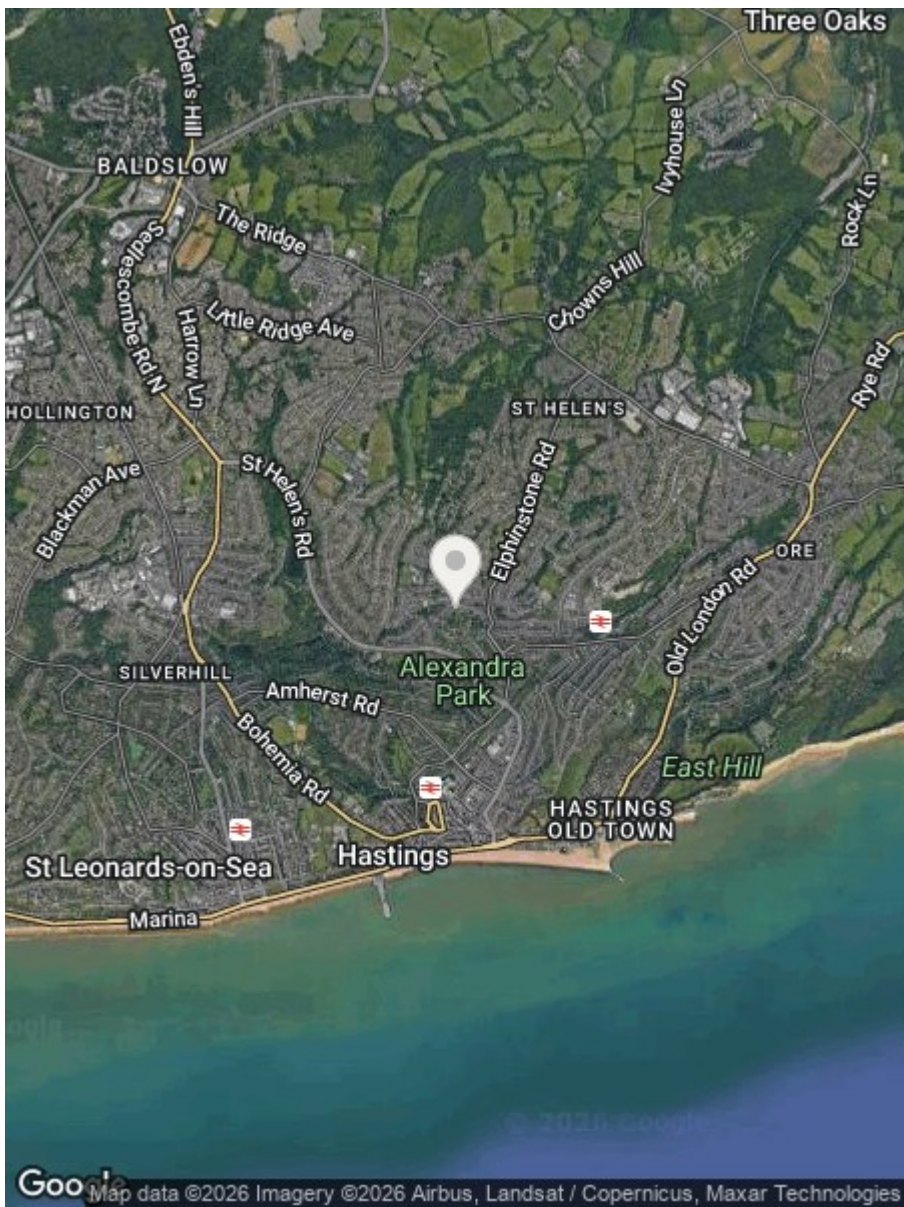
180.8 m<sup>2</sup>

1946 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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:

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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>

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