

**RUSH
WITT &
WILSON**



31 Ashburnham Road, Hastings, East Sussex TN35 5JN
Offers In Excess Of £575,000 Freehold

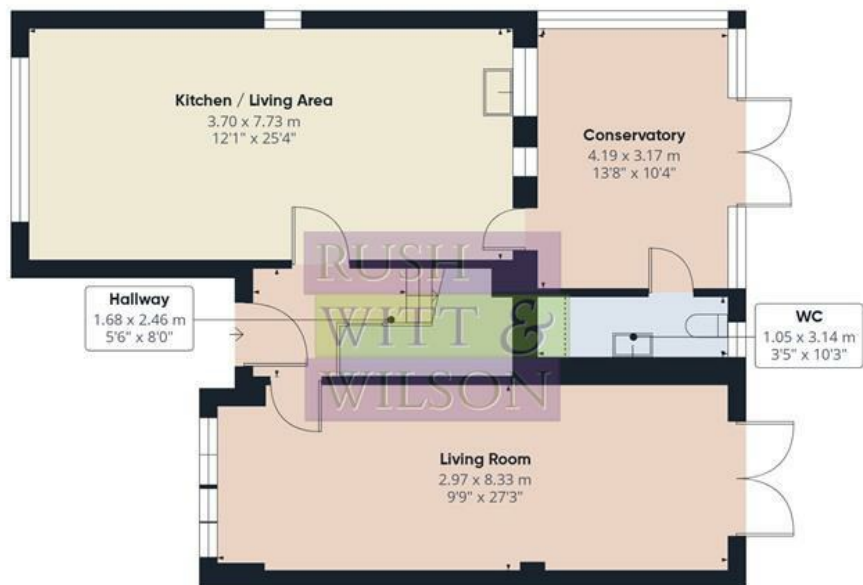
CHAIN FREE***CHAIN FREE*****CHAIN FREE*****CHAIN FREE*****CHAIN FREE*******

Nestled on the desirable Ashburnham Road in Hastings, this charming detached house offers a wonderful opportunity for family living. The property boasts a generous layout with two inviting reception rooms, perfect for both relaxation and entertaining. With four well-proportioned bedrooms, there is ample space for family members or guests, ensuring comfort and privacy. The home features a downstairs utility/wc and a bathroom to the first floor, catering to the needs of a busy household. One of the standout features of this property is the large level garden, providing a delightful outdoor space for children to play, gardening enthusiasts to flourish, or simply for enjoying the fresh air. The garden is a rare find in this sought-after area, enhancing the appeal of this family home. Parking is a breeze with space for up to four vehicles, a significant advantage in this popular location. The property is chain-free, allowing for a smooth and efficient purchase process. Situated within easy reach of Hastings Old Town and the seafront, residents can enjoy the vibrant local culture, shops, and beautiful coastal walks. Additionally, the stunning views towards East Hill add a picturesque backdrop to this lovely home. This property is an excellent choice for those seeking a spacious family residence in a prime location, combining comfort, convenience, and charm. Don't miss the chance to make this delightful house your new home.

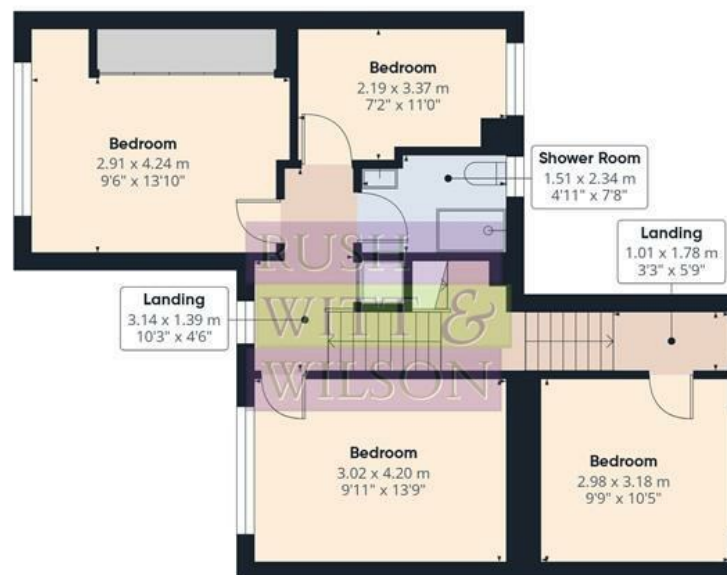








Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾

154.7 m²

1666 ft²

Reduced headroom

0.4 m²

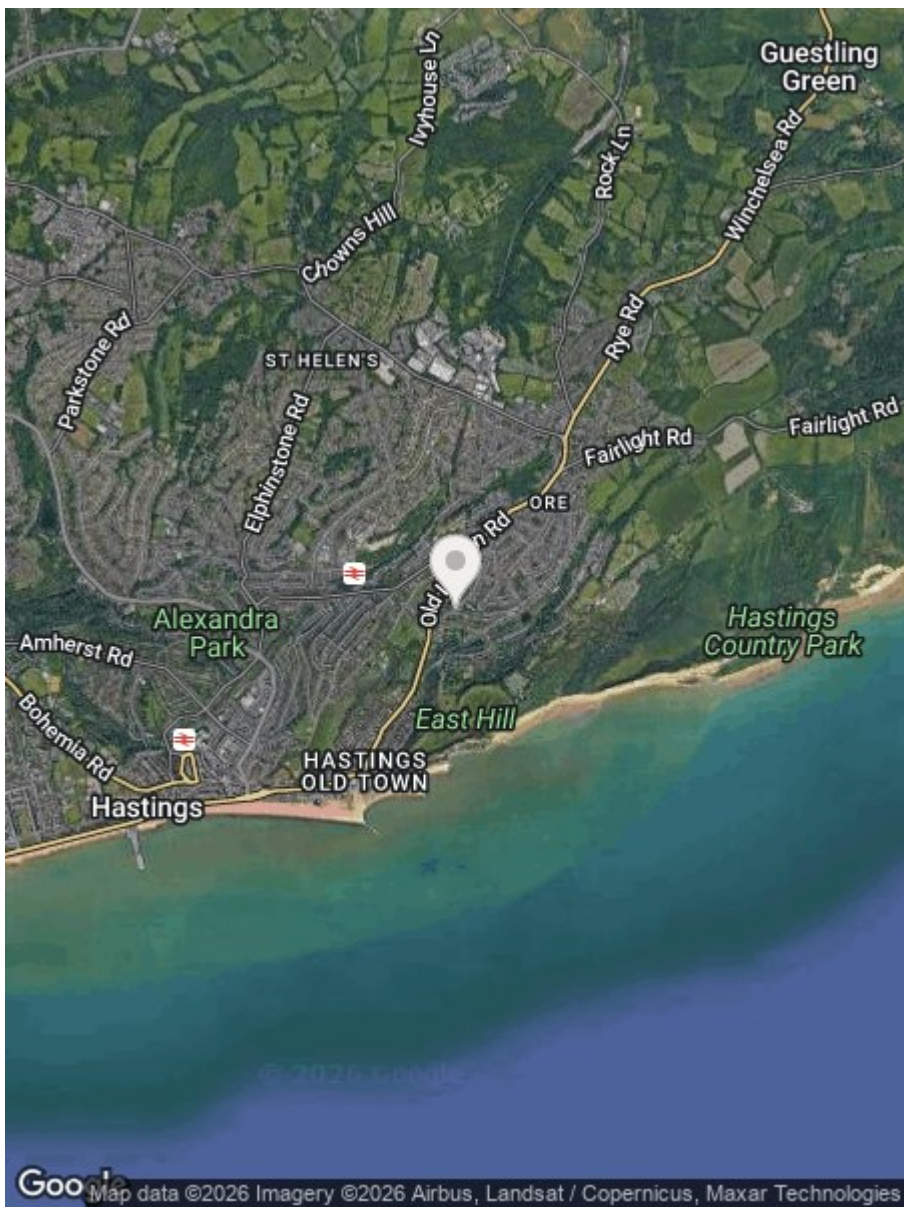
5 ft²

(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.



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		
	67	75
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 - 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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