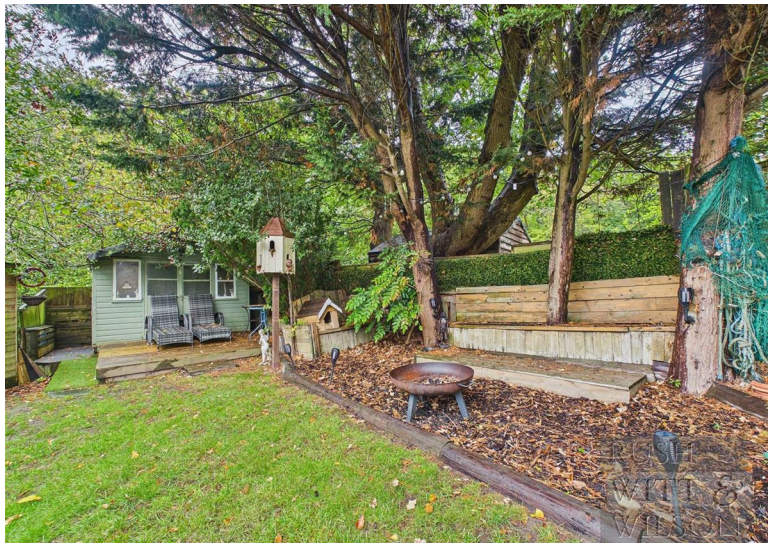


77 Hoads Wood Road, Hastings, TN34 2BB
Offers In The Region Of £380,000 Freehold

Welcome to this delightful 1930s semi detached house offers a perfect blend of character and modern living. With three well-proportioned bedrooms and a cosy bay-fronted living room, this property is ideal for families or those seeking a comfortable home. Upon entering, you are greeted by a welcoming reception room that flows seamlessly into the kitchen/breakfast room, creating a warm and inviting atmosphere. The kitchen is well-equipped and provides ample space for dining, making it a perfect spot for family meals. The downstairs bathroom adds convenience, ensuring that the home meets the needs of modern living. Upstairs, you will find three spacious bedrooms, each offering a peaceful retreat for rest and relaxation. The clever use of space is evident with a recess under the stairs, which has been thoughtfully transformed into a study area, perfect for those who work from home or require a quiet space for study. Outside, the property boasts off-road parking, a valuable asset in this area. The rear garden is a true highlight, featuring a lovely patio area ideal for outdoor gatherings, a lush lawn for children to play, and a raised deck area that invites you to enjoy the sunshine. At the end of the garden, a charming summer house provides a tranquil spot for leisure or hobbies. Additionally, a lean-to on the side of the house offers versatile storage options and is currently being utilised as a gym, showcasing the potential for personalisation. Previously a garage, this space has been transformed into a useful workshop, catering to various needs. This property is not just a house; it is a home filled with charm, perfectly situated in a desirable location. Whether you are looking to settle down or invest, this residence is sure to impress.








RUSH
WITT &
WILSON


RUSH
WITT &
WILSON

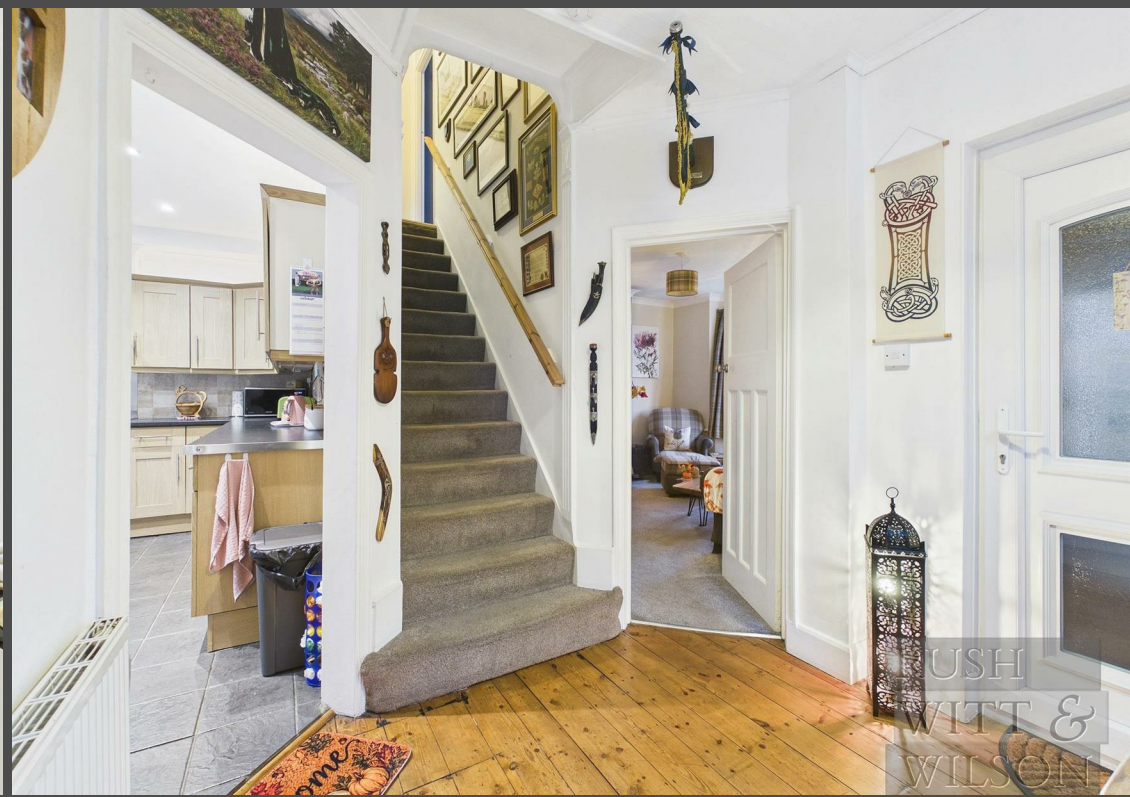

CLOSE PROTECTION
RUSH
WITT &
WILSON

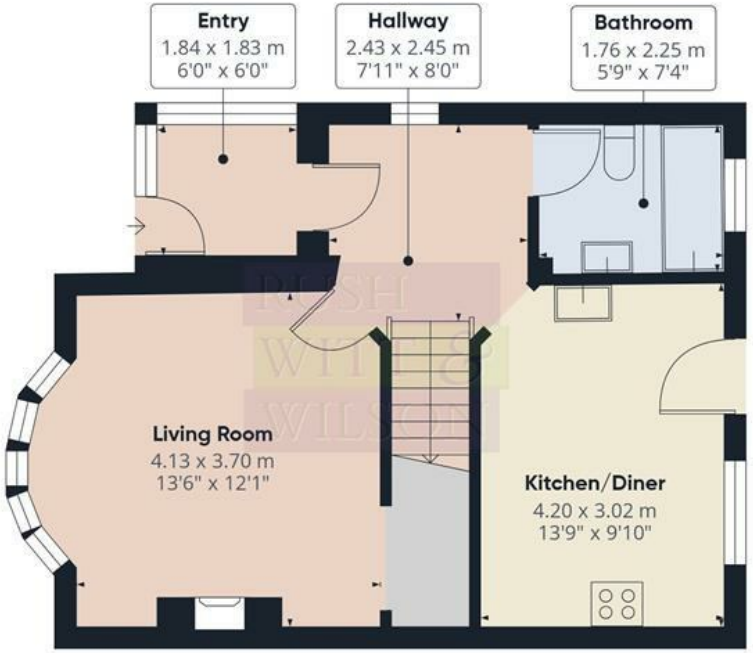

ideal
RUSH
WITT &
WILSON


RUSH
WITT &
WILSON

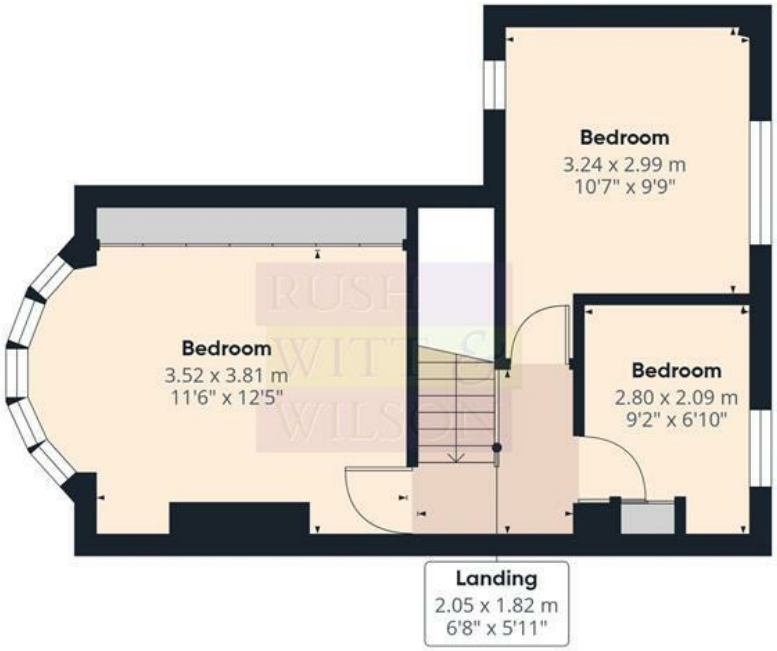

RUSH
WITT &
WILSON


RUSH
WITT &
WILSON


RUSH
WITT &
WILSON



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

RUSH WITT & WILSON

Approximate total area(1)

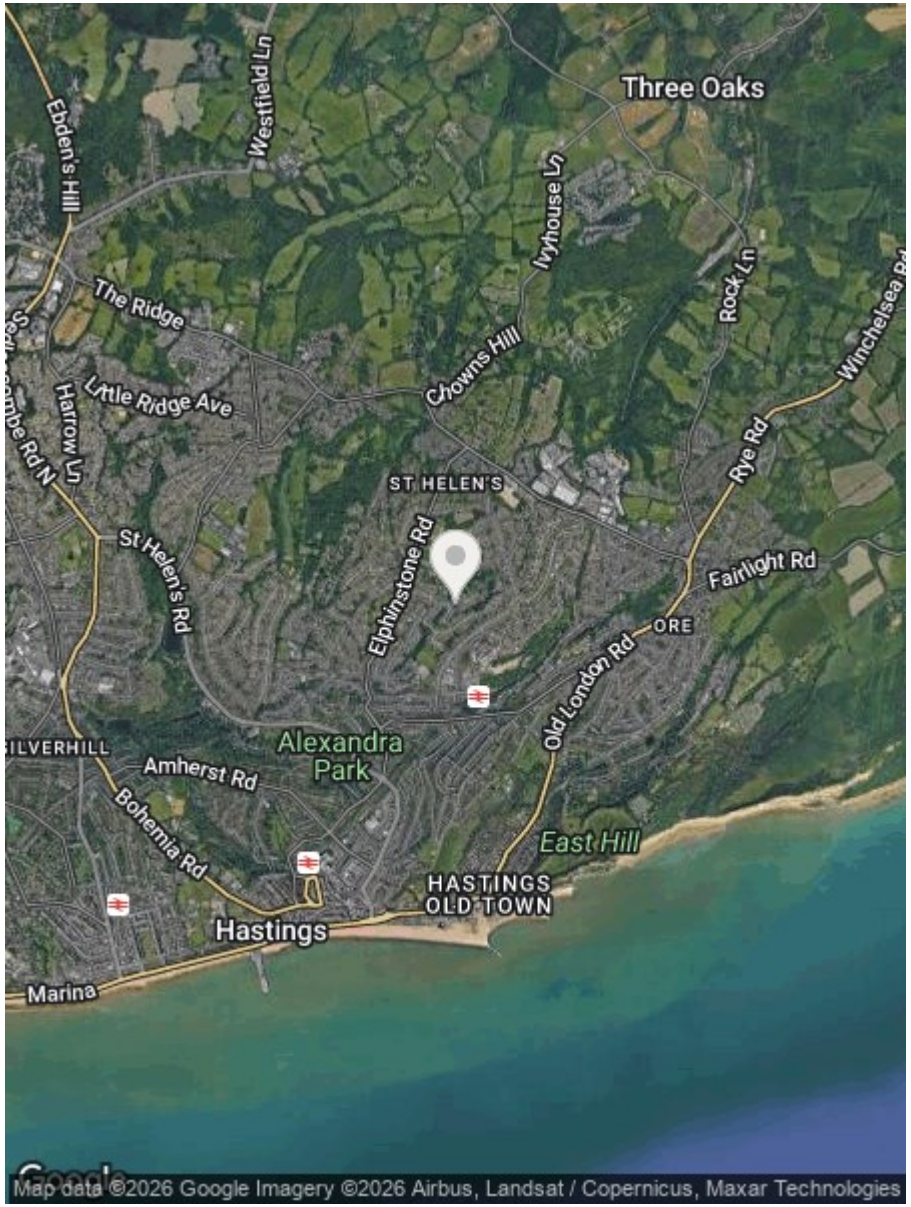
93.3 m²

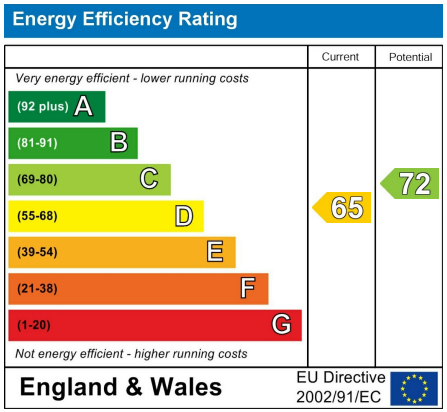
1004 ft²

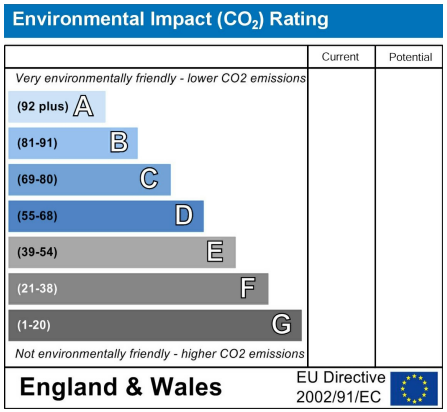
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360







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:

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Rush, Witt & Wilson in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Rush, Witt & Wilson nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.

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

RUSH WITT & WILSON

Residential Estate Agents
Lettings & Property Management

The Property Ombudsman
Relocation agent network

Rother House Havelock Road
Hastings
East Sussex
TN34 1BP
Tel: 01424 442443
hastings@rushwittwilson.co.uk
www.rushwittwilson.co.uk