

**RUSH
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**3 Portland Terrace, Hastings, East Sussex TN34 1QG
Offers In Excess Of £475,000**

This beautiful bay fronted period town house has been sympathetically renovated throughout and is offered for sale chain free with vacant possession. The property is as attractive on the inside as it is on the outside but it offers far more space than you might think. The renovation is outstanding and the introduction of new contemporary kitchen and bathroom suites compliment all the character found throughout the 3 floors of well-appointed, light and bright accommodation. This is in our opinion an absolute drop everything and go and view type of property. Its located within a pretty road of period homes privately set back from the town centre which is just yards away. The location is ideally placed if you want to visit the beach, get on a train, do some shopping or visit Alexandra park. The internal accommodation boasts entrance vestibule and deep hallway, 30 ft lounge/diner with a light dual aspect, in addition a separate breakfast room with inner lobby leads through a replacement contemporary kitchen with integrated appliances. To the first floor a split level landing leads off to master bedroom with dressing room and a stylish en-suite bath/shower room w/c remaining on this level is another bedroom and a shower wet room/wc. Stairs then rise to the second floor for another bedroom and a further bespoke bathroom. Manageable gardens are offered to front and rear and the property is immaculately presented throughout.



Entrance Vestibule

Part glazed door leading through to:

Entrance Hall

Attractive wooden stairs rising to the first floor, column style wall mounted vertical radiator, doors off to the following:

Living Room

30'5 into bay x 13'10 (9.27m into bay x 4.22m)

A light, bright and spacious double aspect room with sash window to rear and sash bay window to front enjoying elevated views, centre piece marble fireplace, three column style radiators, tv point, coved ceiling, ceiling rose. understairs storage, cupboard housing consumer unit, beautifully exposed wooden floors.

Breakfast Room

11'5 x 8'4 (3.48m x 2.54m)

Wood effect tiled floor with underfloor heating, inset downlights, built in storage cupboard, double glazed door to side leading out to the courtyard with further window to side, connecting access through to:

Inner Lobby

Walk-in pantry style cupboard, window to side, wood effect tiled flooring with underfloor heating, access through to:

Kitchen

9'5 x 8'4 (2.87m x 2.54m)

Window to side, recently installed contemporary range of white matching wall and base units with work surfaces over incorporating soft close hinges, four ring gas hob with waist level electric oven and microwave, one and a half bowl sink unit with side drainer and mixer tap, integrated dishwasher and washing machine, integrated fridge/freezer, wall mounted combination boiler, part tiled walls, inset down lighters, underfloor heating.

First Floor

Landing

Attractive split level staircase, velux window to side, stairs rising to the second floor, built in cupboards and bespoke drawers, doors off to the following:

Master Bedroom

16'5 into bay x 15'3 (5.00m into bay x 4.65m)

Sash bay window to front offering views, two radiators, coved ceiling, ceiling rose, period fireplace, tv point, connecting door leading through to:

Dressing Room

6'5 x 4'5 (1.96m x 1.35m)

Laminate flooring, hanging rail, inset down lighters.

En-Suite Bath/Shower Room/WC

Access from the master bedroom with sash window to rear, standalone contemporary bathtub with mixer spray tap and shower attachment, vanity enclosed wash hand basin with feature mixer tap, low level wc with dual flush and concealed cistern, heated towel rail, column style radiator, drench style shower with further handheld shower attachment, part tiled walls, tiled flooring, extractor fan, inset down lighters.

Bedroom

11'6 x 8'8 (3.51m x 2.64m)

Sash window to rear, wood effect laminate flooring, feature fireplace, coved ceiling, radiator.

Shower Wet Room/WC

Window to side, fitted shower with rainfall shower head and handheld shower attachment, low level wc with concealed cistern, wash hand basin with mixer tap, laddered chrome heated towel rail, tiled walls and floor, extractor fan, down lighters.

Second Floor

Landing

Door leading through to:

Bedroom

15'6 narrowing to 9'1 x 11'8 (4.72m narrowing to 2.77m x 3.56m)

Sash window to front offering views, eaves storage, radiator, tv point, door leading through to:

Bathroom/WC

Velux window to rear, bespoke suite comprising standalone roll top bathtub with mixer tap and shower spray attachment, vanity wash hand basin with feature mixer tap, low level wc with dual flush, door to walk-in wardrobe with lighting and hanging rail, radiator.

Outside

Front Garden

Externally to the front the property offers a front garden terrace with planting areas and steps rising to the entrance door.

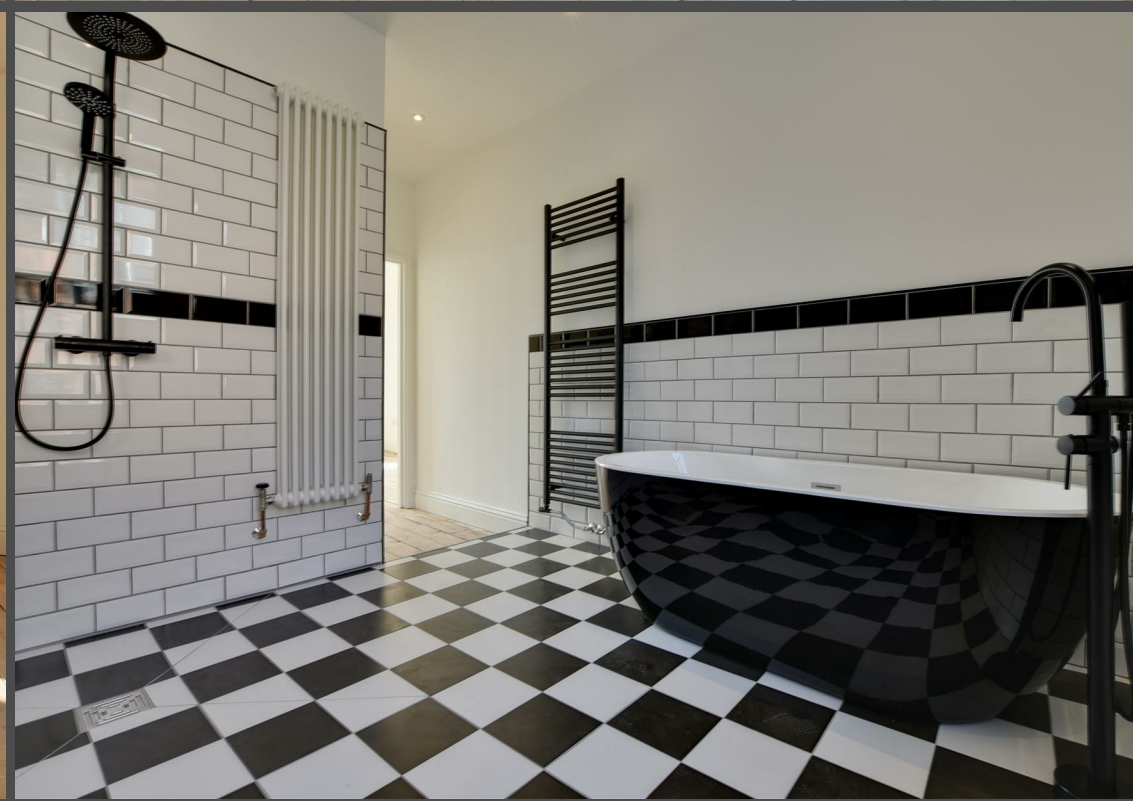
Courtyard Style Rear Garden

Low maintenance with a private aspect.

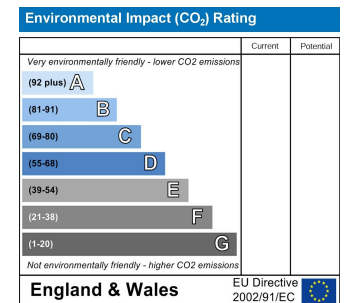
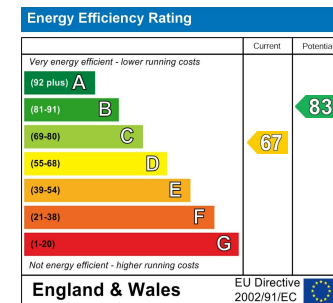
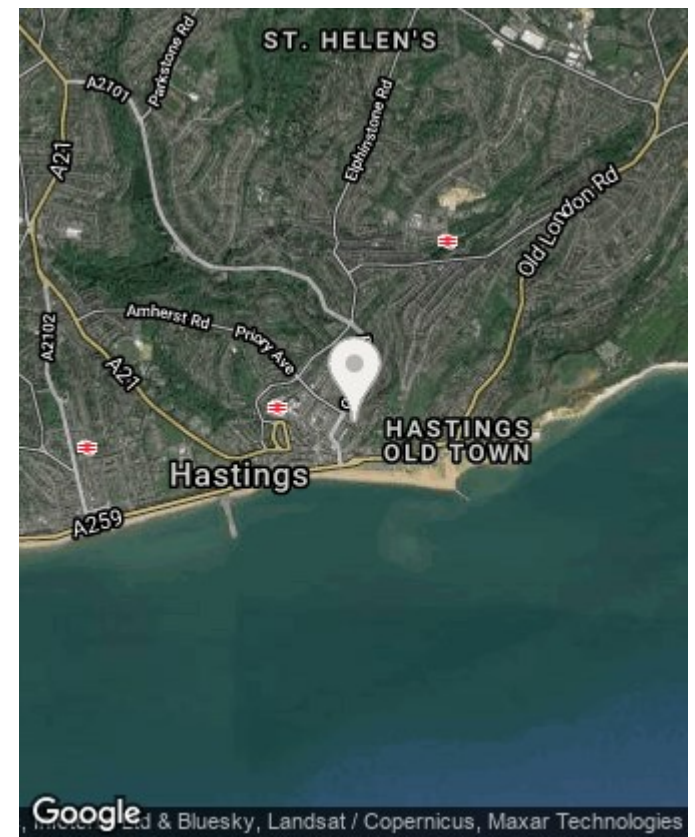
Agents Note

None of the services or appliances mentioned in these sale particulars have been tested.

It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.







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