

**RUSH
WITT &
WILSON**



**32 Downs Road, Hastings, Sussex TN34 2DX
£380,000**

This attractive bay fronted Edwardian house sits idyllically in the Blacklands area of Hastings within walking distance of local schools and directly on a bus route connecting to the surrounding locations as well as Hastings town centre with its mainline railway station with connections to London and Ashford International. Internally the property offers deceptive and comfortable living accommodation whilst retaining many of its original features such as fireplaces, cornices, ceiling rose as well as matching mouldings to the ceilings of its principle rooms. The accommodation offers an entrance lobby, deep hallway affording access to a bay fronted lounge with feature wood burning stove, separate dining room, fitted kitchen/breakfast room with separate utility space and pantry as well as an underhouse cellar. To the first floor the landing is beautifully illuminated from the loft space above and affords access to three double bedrooms with the master enjoying a balcony terrace to the front and a family bathroom/wc. Externally to the rear there is a well landscape garden with a decked terrace to the immediate rear, a further area of decking with lawn and further raised decking to the far end. The property benefits from a wealth of character, beautiful townscape views onto the West Hill from the rear, double glazing, gas fired central heating and the roof was replaced approximately three years ago. Properties of this calibre within this location are rarely available to the open market and early internal viewings are considered essential.



Entrance Lobby

Feature original leaded light stain glass entrance door with stain glass window set above, wood effect flooring, part glazed wooden door leading through to:

Entrance Hall

Radiator, original cornicing, deep understairs storage cupboard housing gas and electric meters, wooden staircase rising to the first floor with attractive wooden balustrade, wall lights, doors off to the following:

Lounge

15'1 x 13'3 (4.60m x 4.04m)

An elegant double glazed bay window to front, central fireplace housing a wood burning stove with exposed brick surround and wooden mantel, original cornicing with purlings, picture rail, dado rail, radiator, tv aerial point, wood effect laminate flooring.

Dining Room

12'9 x 10'9 (3.89m x 3.28m)

Double glazed French multi paned doors to rear, fireplace with tiled hearth, gas fire and wooden surround and mantel, beautiful original ceiling, dado rail, picture rail, shelving to recess, carpet as laid.

Kitchen

10'2 x 9'4 (3.10m x 2.84m)

Double glazed window to side, part upvc glazed door to side, range of modern gray gloss matching wall and base units with work surfaces over, breakfast bar, fitted wine rack, induction hob, fitted double oven, metro tiling to the walls, wooden block parquet flooring, further cupboards, access to cellar providing storage space, vertical space saving radiator, access through to:

Further Kitchen Area

8'7 x 7'4 (2.62m x 2.24m)

This area operates very well as a utility room and an extension of the kitchen with a double glazed window to rear overlooking the garden, further range of gloss wall and base units with work surfaces over, sink unit with side drainer, space and plumbing for washing machine, space for fridge, space for freestanding fridge/freezer, fully tiled walls, cupboard housing the boiler, access to:

Pantry

4'2 x 3'3 (1.27m x 0.99m)

Double glazed window to side, fully tiled walls, further base unit with work surface above.

First Floor

Landing

Borrowed light with a glazed inset from the loft space above, double radiator, wall mounted thermostat, original coving, wood effect laminate flooring, doors off to the following:

Bedroom One

17'2 x 11'9 (5.23m x 3.58m)

Double glazed windows to front, double glazed French style doors leading out onto an enclosed feature terrace with attractive railing, fireplace, two radiators, original coving, picture rail, fitted cupboard.

Bedroom Two

12'5 x 10'8 (3.78m x 3.25m)

Double glazed window to rear overlooking the rear garden with a beautiful townscape view onto the West Hill, fireplace, fitted wardrobe, original coving, picture rail, radiator, wood effect laminate flooring, independent loft access.

Bedroom Three

12'8 x 11'1 (3.86m x 3.38m)

Double glazed window to rear overlooking the rear garden with a beautiful townscape view, central fireplace, fitted double wardrobe, original coving, picture rail, dado rail, radiator, carpet as laid.

Bathroom/WC

8'3 x 5'9 (2.51m x 1.75m)

Double glazed opaque window to side, enclosed curved shower bath with mixer tap, shower spray attachment and independent shower set above, low level wc with dual flush, pedestal wash hand basin, tiled walls and floor, heated towel rail, independent loft access.

Outside

Rear Garden

Accessed from the kitchen or the dining room, side area of garden currently found with a covered wood store, raised area of decking with steps and handrail lead down to an

area of lawn with raised flower bed borders and raised decking, inset spotlights, larger more expansive of decking found to the far end, shrubs to boundaries, enclosed with close board timber fencing, space for shed found behind the property, door providing access to an outside wc.

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.





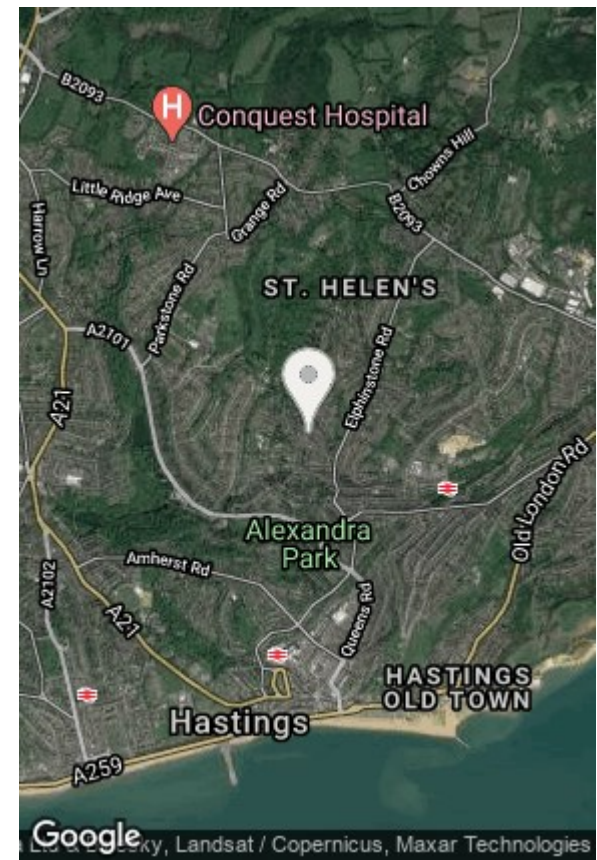


GROUND FLOOR
APPROX. FLOOR
AREA 672 SQ.FT.
(62.4 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 632 SQ.FT.
(58.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 1304 SQ.FT. (121.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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			
		62	85
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	

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