

**RUSH
WITT &
WILSON**



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141 Mount Pleasant Road, Hastings, TN34 3SP
£250,000 Freehold

Enjoying far-reaching views and arranged over three spacious floors, this versatile three bedroom mid-terrace home offers flexible accommodation to suit a variety of lifestyles. Offered with no onward chain and requiring some modernisation, the property presents an excellent opportunity for buyers to create a home tailored to their own tastes and requirements. The accommodation comprises an entrance hall, living room, bedroom and shower room on the ground floor, with two further bedrooms on the first floor. The lower ground floor features a generous kitchen/dining room, utility area and direct access to the rear garden, creating an ideal space for entertaining or family living. Conveniently positioned, the property benefits from almost immediate access from the rear garden to mainline railway links, making it ideal for commuters. Local shops, amenities, regular bus routes, Hastings town centre and Alexandra Park are all within easy reach, combining excellent connectivity with everyday convenience. **BEING SOLD CHAIN FREE.**

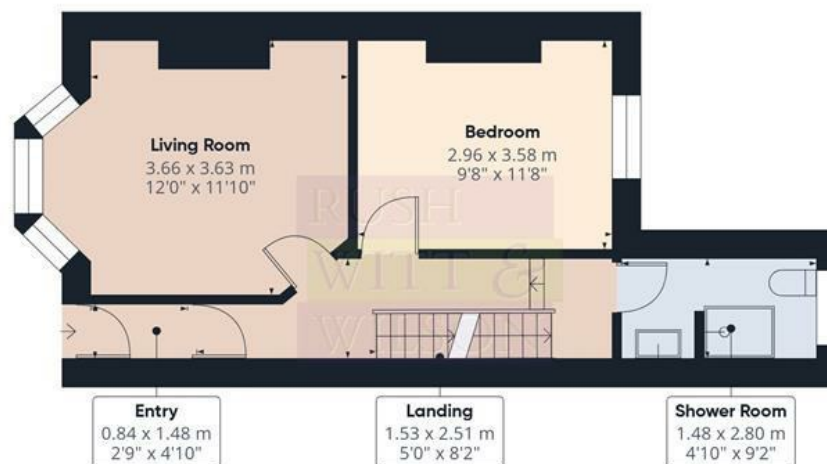








Floor 0

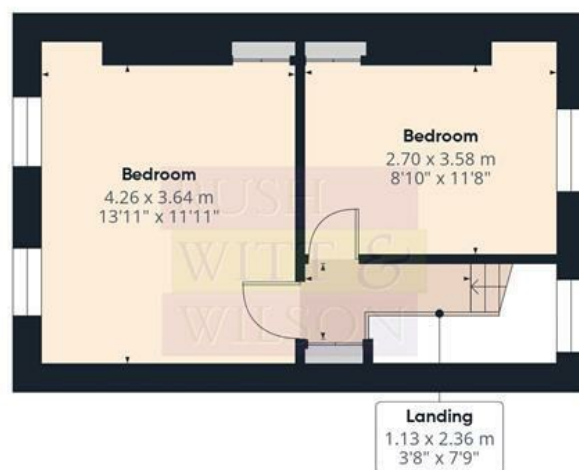


Floor 1

Approximate total area⁽¹⁾

102.9 m²

1109 ft²



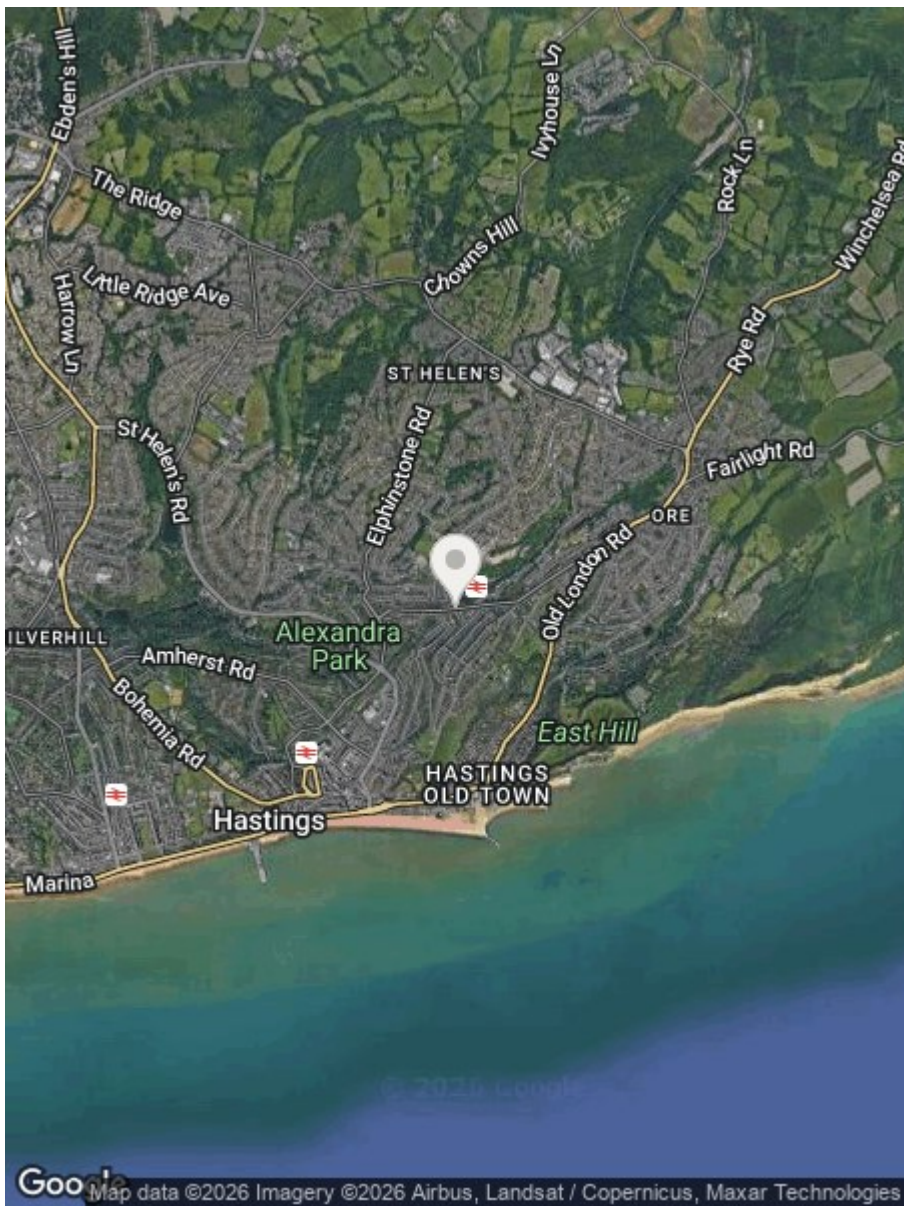
Floor 2



(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.

GIRAFFE 360



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		
	73	82
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 - B

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).
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