



## 1 Rotherfield Avenue, Hastings, TN34 3PA

A THREE BEDROOM, TWO RECEPTION ROOM END OF TERRACE VICTORIAN HOUSE OCCUPYING A COMMANDING POSITION ON THE WEST HILL WITH IMMEDIATE WALKS TO THE WEST HILL & THE OLD TOWN AND ENJOYING EXTENSIVE VIEWS TOWARDS THE COUNTRY PARK, HASTINGS CASTLE AND THE SEA. THE HOUSE IS AVAILABLE CHAIN FREE AND COMES WITH A 50ft GARDEN AND A 21ft GARAGE.

The house is set at the top of the terrace with level access and has a front vestibule/sun room enjoying a southerly aspect over the adjoining open green with views to the sea beyond. There is also a 15'4 entrance hall with returning staircase and a downstairs cloakroom/w.c. The living room and kitchen is open plan to the dining room but there is a sliding divider separating the living room which has a feature fireplace. To the first floor there are two bay fronted double bedrooms with extensive views from bedroom two looking out across the green and the West Hill towards the sea. In addition, there is a third bedroom and a family bathroom/w.c.

Outside, the rear garden is approximately 50ft being wall enclosed with a rear access gate and a 21'7 garage with power & light. Further benefits include gas fired central heating, mostly double glazed, exposed wooden flooring and the property is to be sold CHAIN FREE. Viewing is strictly by appointment with Sole agent, Charles & Co.

Price £335,000

# 1 Rotherfield Avenue, Hastings, TN34 3PA



- Victorian End of Terrace House
- Two Reception Rooms
- Immediate West Hill Walks
- To Be Sold CHAIN FREE
- Magnificent Views to the Sea
- Three Bedrooms & Bathroom
- Close to Local Schools
- Front South Facing Sun Room
- Bedroom Two with Extensive Views
- 50ft Garden & Garage

## Entrance Vestibule/Sun Room

12'2 x 7 (3.71m x 2.13m)

## Entrance Hall

15'4 x 6'0 (4.67m x 1.83m)

## Downstairs Cloakroom/W.C.

## Living Room

11'8 x 11'0 max (3.56m x 3.35m max)

## Dining Room

15'0 x 13'8 max (4.57m x 4.17m max)

## Kitchen

8'0 x 7'0 (2.44m x 2.13m)

## Rear Lobby

11'7 x 3'9 (3.53m x 1.14m)

## First Floor Landing

### Bedroom One

15'0 into bay x 13'8 (4.57m into bay x 4.17m)

### Bedroom Two

15'0 into bay x 11'0 (4.57m into bay x 3.35m)

### Bedroom Three

8'3 x 6'10 (2.51m x 2.08m)

### Bathroom/W.C.

7'3 x 6'0 (2.21m x 1.83m)

## Outside

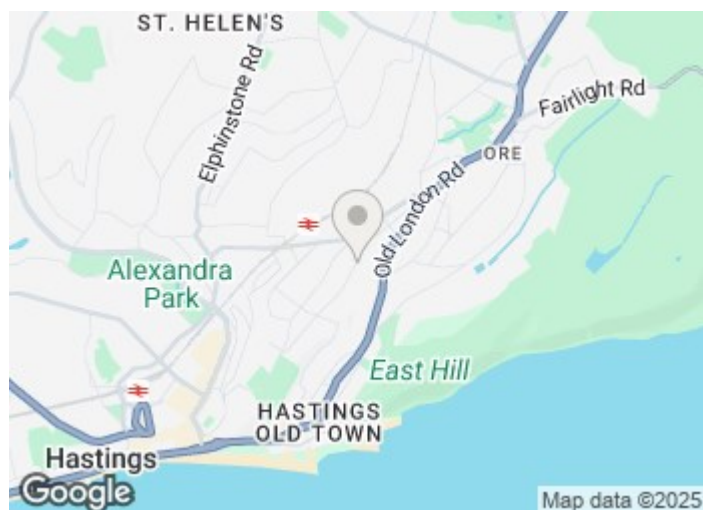
## Front Garden

## Rear Garden

52'0 x 27'0 (15.85m x 8.23m)

## Garage

21'7 x 9'7 (6.58m x 2.92m)







Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan 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.  
Made with Metropix ©2025



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Tel: 01424 259675 Email: [charles@charlesco.uk](mailto:charles@charlesco.uk) [www.charlesco.uk](http://www.charlesco.uk)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC