



# 159 ASHWORTH AVENUE HAMPTON, NEW HAMPSHIRE

Tate & Foss | **Sotheby's**  
INTERNATIONAL REALTY

566 Washington Road, Rye NH

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[LiveSeacoast.com](http://LiveSeacoast.com)





159 Ashworth Avenue

5  
BEDS

2  
BATHS

2,322  
SQ. FT.

Live life with the sand and sea as your backyard in Hampton Beach, New Hampshire, one of the "happiest seaside towns in America." A short stroll to broad sandy beaches, this multi-family coastal property is in the heart of all that Hampton Beach has to offer. Close to the marina, restaurants, boardwalk, concerts, fireworks, and Yacht Club. This house can be easily used as a two family or single family. Perfect for year-round use, vacation rentals, or occupy one unit and rent the other. The first floor features three bedrooms, comfortable living room, dining room with custom lighting, and a lavish full bath with a soaking tub and separate shower. From the first floor, walk out into a spacious outdoor area, fenced in for privacy, perfect for entertaining and enjoying time with friends & family. The second floor has an ideal layout with two bedrooms, an adorable kitchen and living room with a gas stove for cozy winter nights. Bay windows offer breathtaking views of marsh sunsets in the evening. The second bathroom features a clawfoot tub, a separate shower and stacked laundry unit. A generous wrap-around deck creates space for outdoor living, enjoying sunsets over dinner, and watching summer fireworks. Whether you are looking for a primary residence, investment property, or a vacation getaway that will leave a legacy for your family, this home has it all. You will find that Hampton Beach is more than just a vacation destination. It's a lifestyle.



# Property Highlights



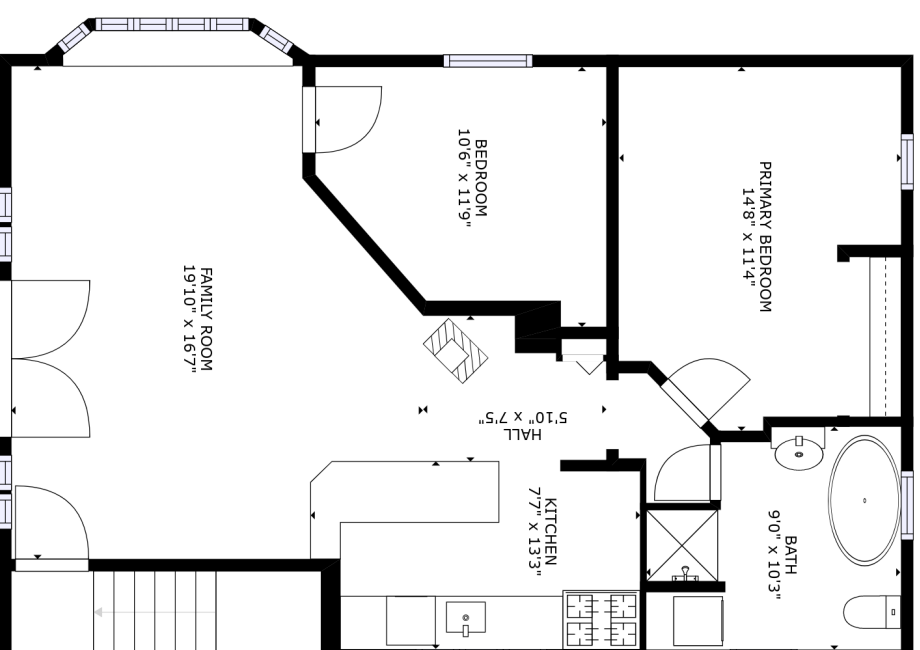
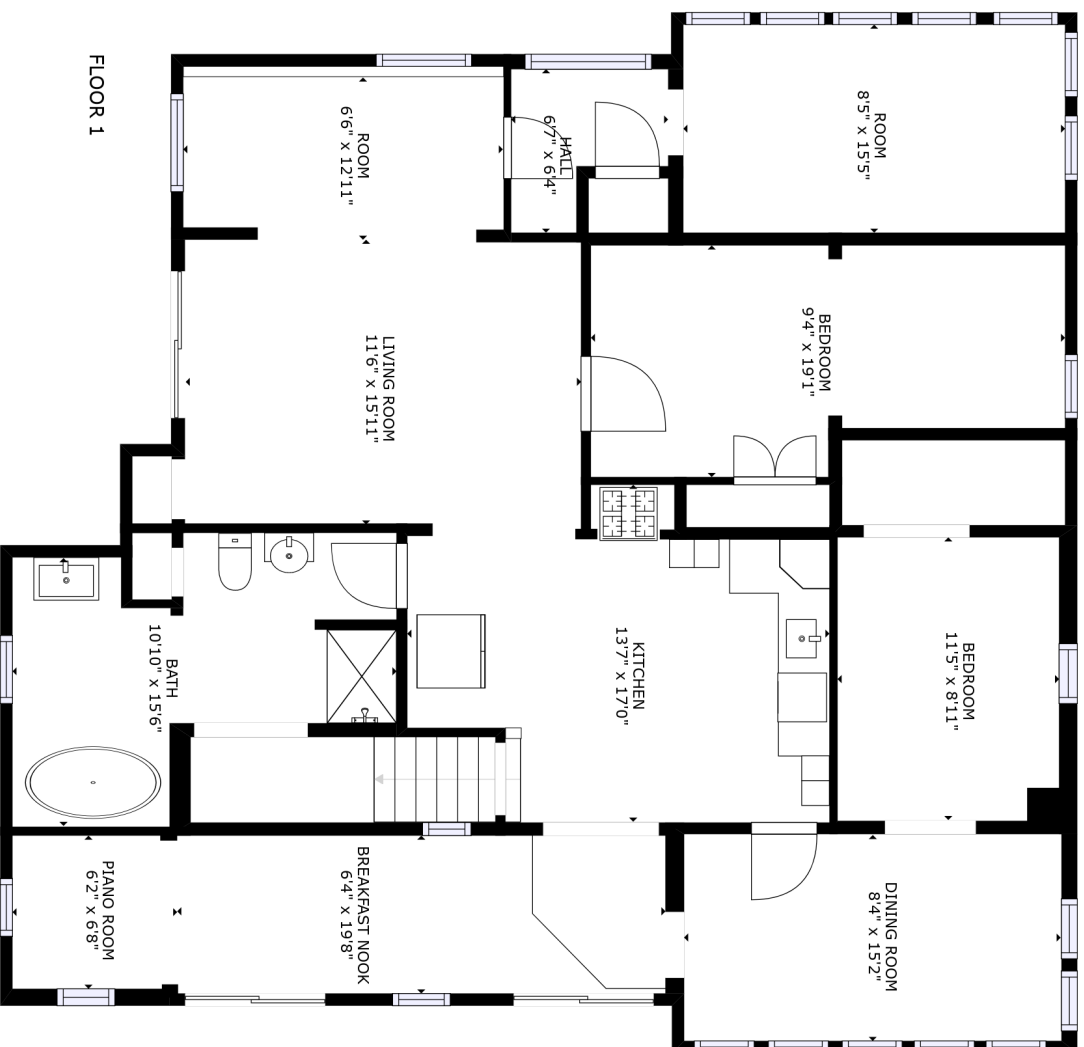
- Backyard is the sand and sea. Life is happier at the beach. Relaxation & tranquility
- Summer days with family and friends. Life is exciting at the beach
- The beautiful stretches of beach invite long walks where you can appreciate the sound of the waves, the smell of the salt air, the feel of sand between your toes



- The lively Hampton Strip features vintage arcades, fried food stands, the Sea Shell Pavilion, and boutique hotels
- Weekly Fireworks: Spend the day on the beach and hang around for the fireworks held every Wednesday evening July through August
- South Beach at Hampton Beach State Park: At the entrance to Hampton Harbor (and the southeastern most tip of New Hampshire!), you'll find South Beach Pavilion, beautiful sand dunes, seagrass, and miles of sandy beach



- A quick stroll to amazing music, festivals, and events
- Casino Ballroom: The iconic Casino Ballroom has been hosting summer concerts since 1899. Has hosted Bing Crosby, The Doors, Led Zeppelin, Bonnie Raitt and other notable musicians. Today, the Casino hosts 70+ concerts during the season



GROSS INTERNAL AREA  
 FLOOR 1: 1506 sq. ft. FLOOR 2: 856 sq. ft.  
 TOTAL: 2362 sq. ft.  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.