

# Abbott & Abbott

Estate Agents, Valuers and Lettings

518B Old London Road, Hastings, TN35 5BN

£120,000

PRIVATE PROPERTY  
NO PUBLIC ACCESS

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£120,000

# 518B Old London Road

Hastings, TN35 5BN

- PURPOSE BUILT FLAT
- BALCONY
- GAS HEATING
- NO CHAIN
- TWO BEDROOMS
- CLOSE ORE VILLAGE
- DOUBLE GLAZING
- IDEAL BUY TO LET

Abbott and Abbott are offering for sale this two bedroom purpose built upper ground floor flat located close to Ore village.

The flat has double glazing/gas central heating but does require redecoration.

The property represents an ideal buy to let opportunity, potential income £9600 pa. The lease has recently been extended to 100 years, no onward chain - vacant



## ENTRANCE HALL

## LIVING ROOM

16'3" x 12'2" (4.96 x 3.71)

## BEDROOM 1

11'10" x 9'3" (3.61 x 2.84)

## BEDROOM 2

9'4" x 8'7" (2.86 x 2.62)

## KITCHEN

7'4" x 8'7" (2.25 x 2.63)

## SHOWER ROOM

## BALCONY

## LEASE - 100 YEARS

## SERVICE CHARGE - £2600 PA

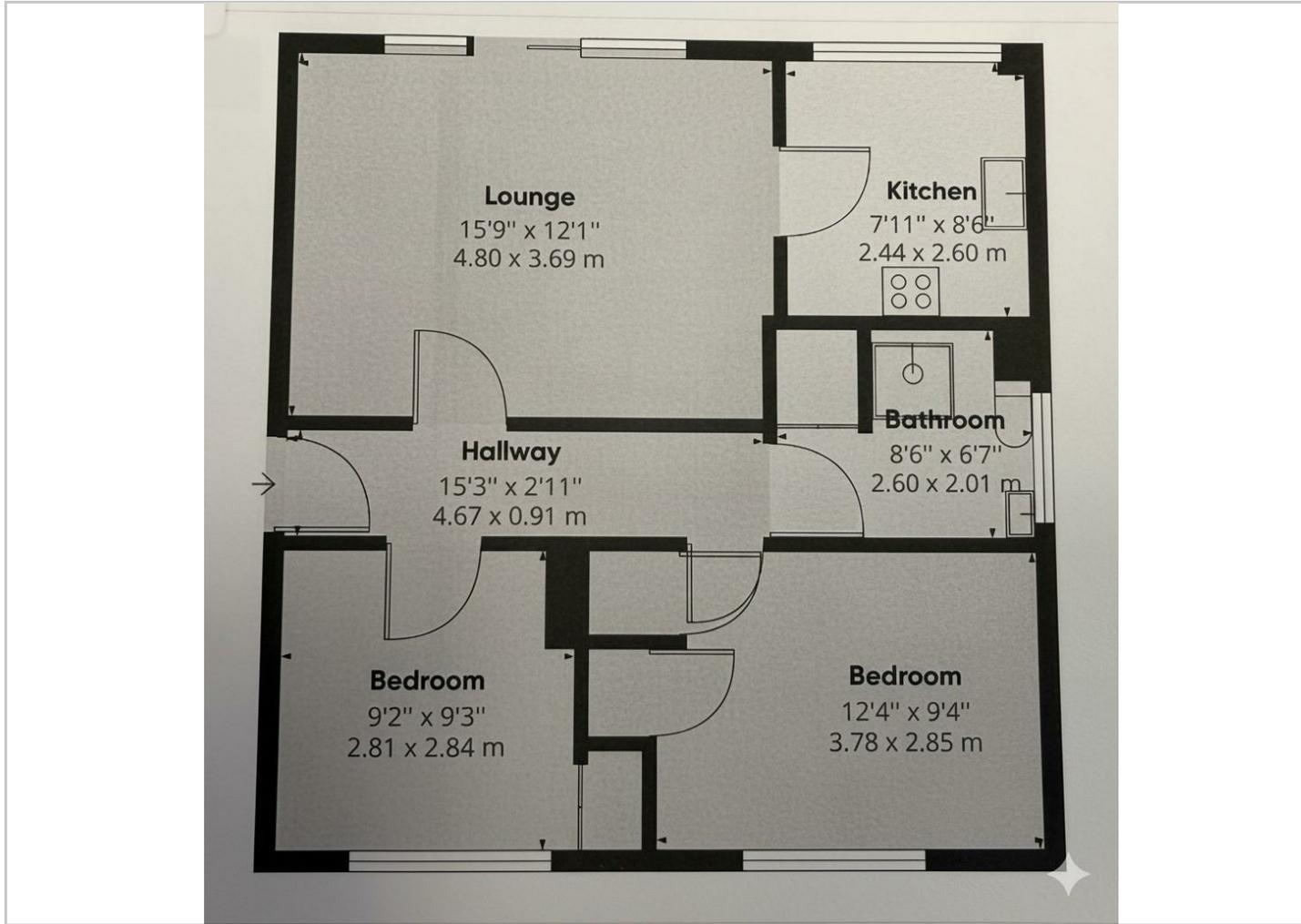
## GROUND RENT - £100 PA



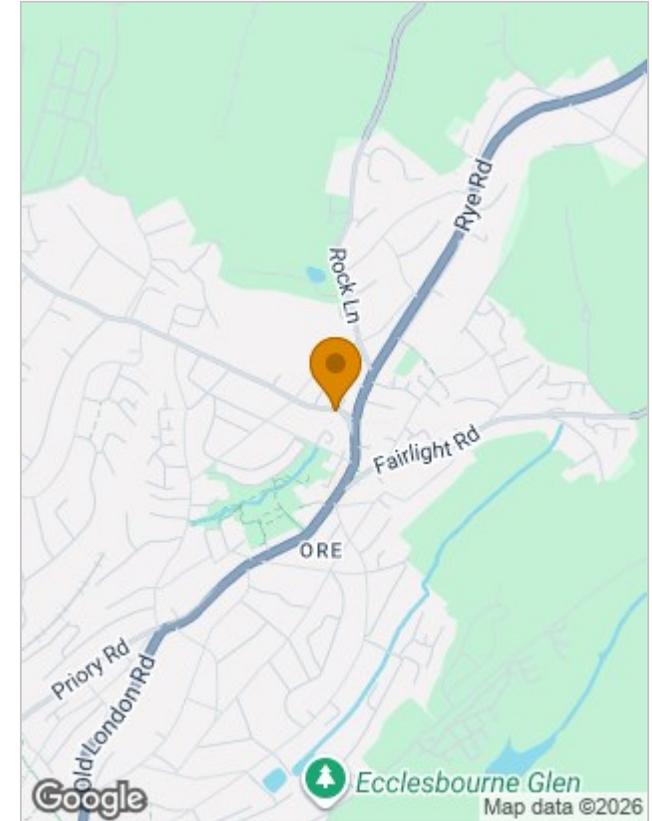




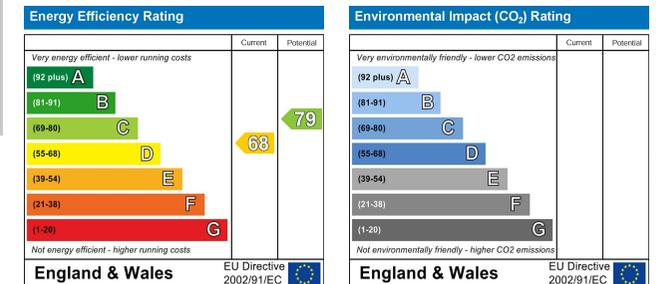
## Floor Plans



## Location Map



## Energy Performance Graph



## Viewing

Please contact our Sales Office on 01424 212233 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.