



## Queens Road, Hastings, TN34

Guide Price £100,000



- Investment opportunity
- Hastings town centre
- One double bedroom
- Spacious living room
- \*\*Guide price £100,000 to £110,000\*\*

- First floor apartment
- Convenient for Hastings seafront
- •Modern fitted bathroom
- Modern fitted kitchen
- Internal viewing highly recommended



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INVESTMENT OPPORTUNITY. An excellent opportunity to purchase this first floor apartment ideally situated in a popular and sought after location. The property benefits from one bedroom, modern fitted bathroom complete with a three piece suite comprising of a panelled enclosed bath, close couple wc and pedestal wash basin.

The main living room is considered to be a good size and benefits from double glazed windows and the modern kitchen is equipped with a range of wall mounted and matching base units with work surface over with built in electric oven, four ring hob and extractor hood over. Convenient location for access to Hastings town centre, seafront and other local amenities.

#### Additional Information

The seller advises that the property is offered as Leasehold with 120 years remaining on the lease. The service charge is currently £450 every 6 months and the ground rent is £250 per annum. The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain verification from their solicitor or surveyor.

**Kitchen 6'5" x 9'2" (1.98 x 2.80)**

**Living Room 15'0" x 14'11" (4.58 x 4.55)**

**Bedroom 13'4" x 11'4" (4.08 x 3.47)**

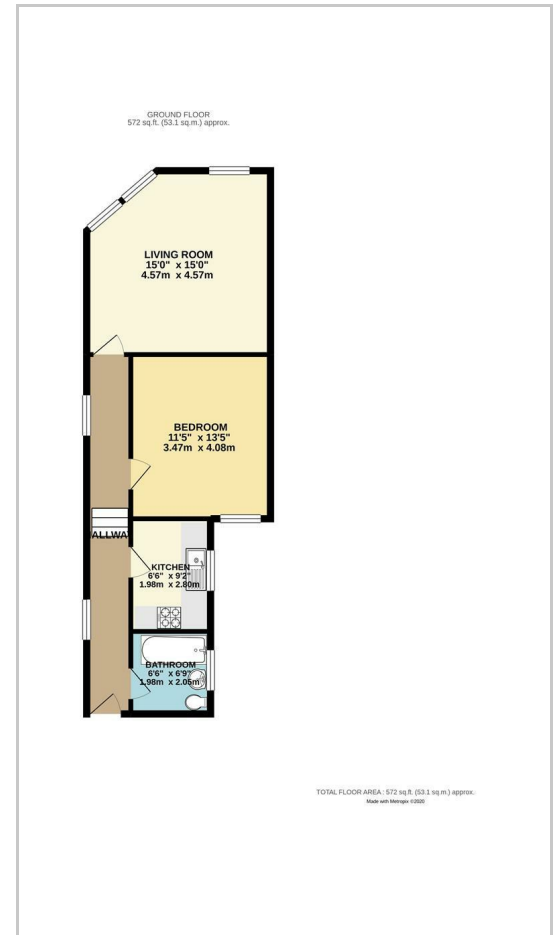
**Bathroom 6'7" x 6'5" (2.03 x 1.98)**

**Council Tax Band - A - £1372.16**

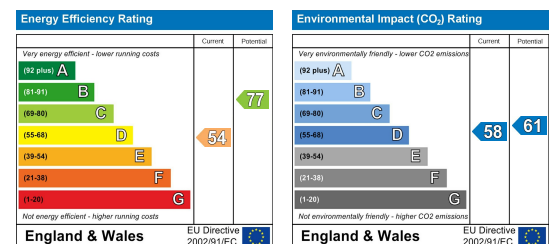
## Area Map



## Floor Plans



## Energy Efficiency Graph



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