



OAKFIELD



Chowns Hill, Hastings, TN35 4PA

Price Guide £220,000



## Chowns Hill, Hastings, TN35 4PA

This spacious two-bedroom home is situated in a peaceful semi-rural position on the northern outskirts of Hastings, an area well known for its blend of countryside surroundings and easy access to the historic Old Town and seafront.

Forming part of a charming and characterful building, the property benefits from access to attractive communal gardens. The accommodation is accessed via a private entrance and is arranged over two levels, offering a versatile layout.

The lower ground floor features a generously sized bedroom, a separate W/C, and direct access out to the communal gardens. On the ground floor, you'll find the main living space, including a spacious modern fitted kitchen with ample room for dining, a further double bedroom, and a well-appointed bathroom complete with a full-sized bath and separate shower cubicle.

Further benefits include allocated parking and gas central heating, making this an ideal home for those seeking both comfort and convenience in a desirable location.





### Living Room

14'2" x 11'10" (4.32m x 3.61m)

### Kitchen

14'2" x 8'4" (4.32m x 2.54m)

### Bedroom One

16'1" x 15'9" (4.90m x 4.80m)

### Bedroom Two

13'7" x 11'8" (4.14m x 3.56m)



### Bathroom

11'1" x 6'2" (3.38 x 1.88)

### WC

4'2" x 3'10" (1.27m x 1.17m)

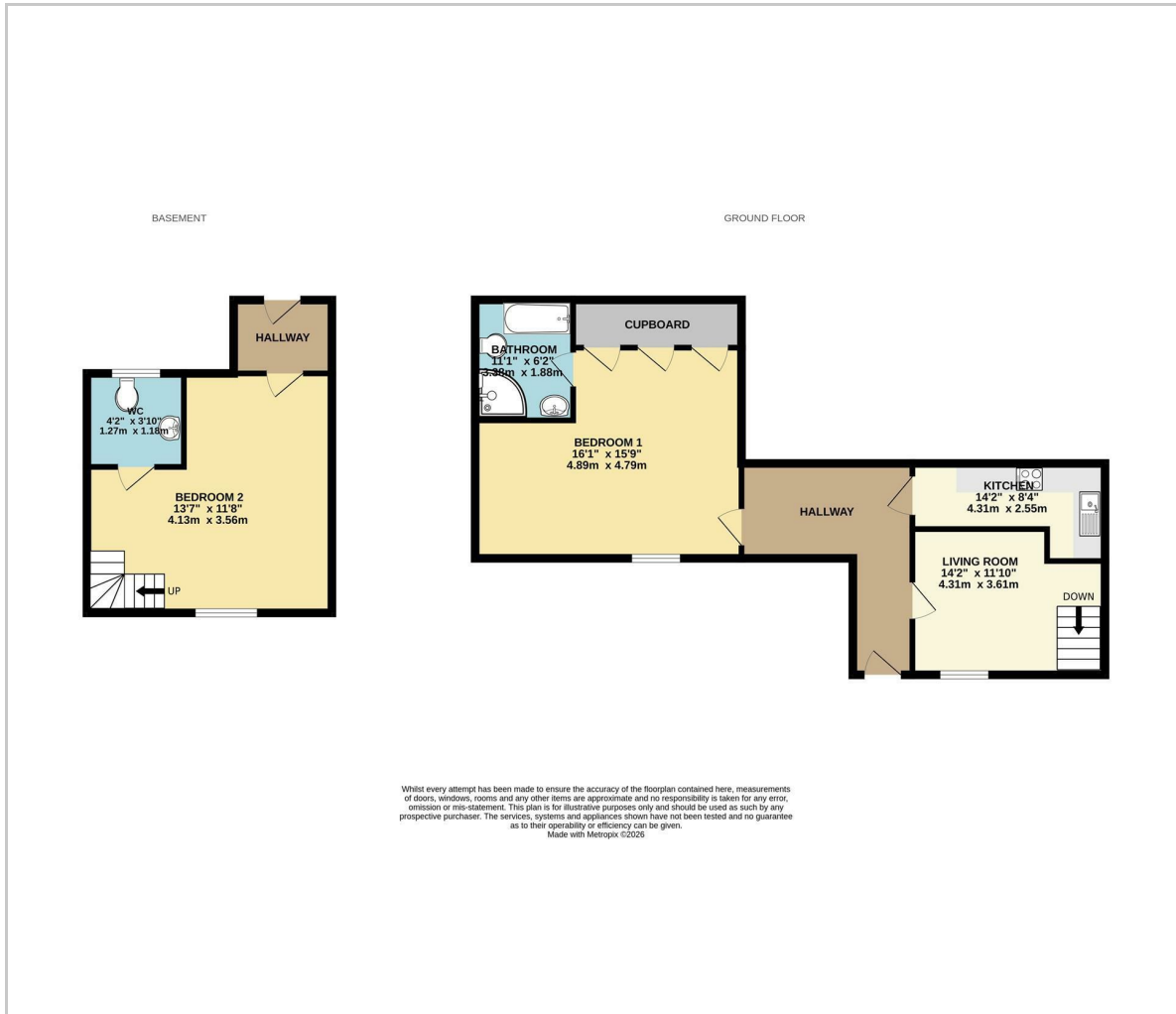
**Council Tax Band B - £2,100.74 Per Annum**

### Lease information

The seller advises that the property is offered as leasehold and has approximately 900 years remaining on the lease with a service charge of approximately £1290 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.



## Floor Plan

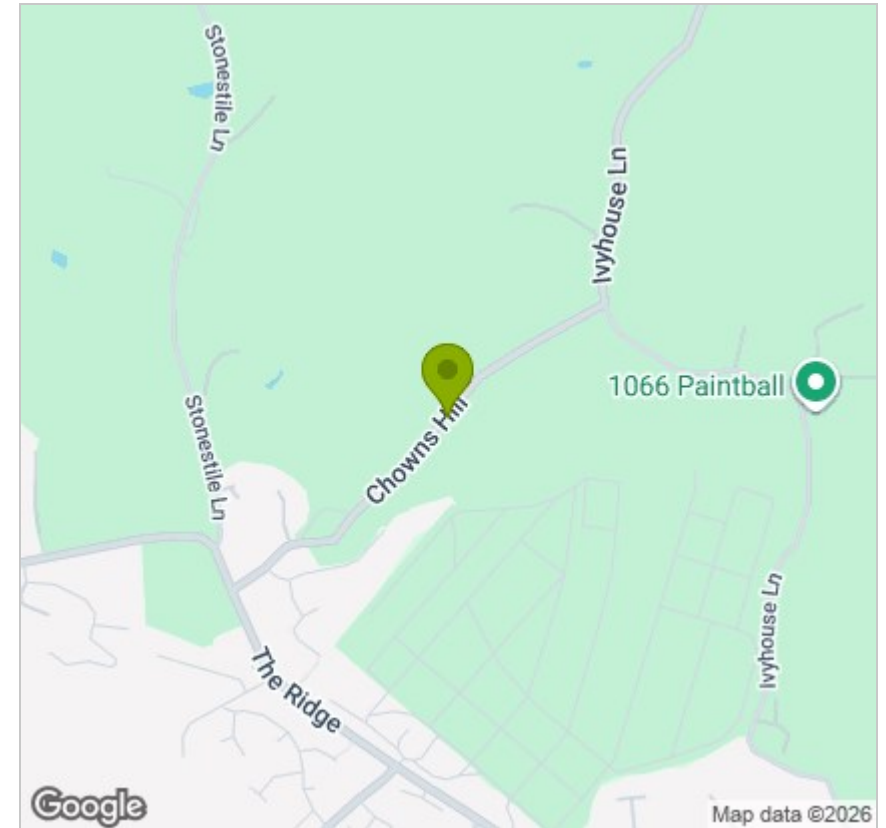


## Viewing

Please contact us on 01424 224700 if you wish to arrange a viewing appointment for this property or require further information.

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Area Map



## Energy Efficiency Graph

