



OAKFIELD



Nelson Road, Hastings TN34 3RX

£180,000



## Nelson Road, Hastings TN34 3RX

This immaculate property is ideally situated in a highly sought-after residential area of Hastings, just moments from the Town Centre, seafront, and a full range of local amenities, as well as convenient bus and train links.

Inside, the home offers a bright and spacious open-plan living area with a contemporary fitted kitchen featuring an integrated washing machine, fridge freezer, and electric oven and hob. There are two well-proportioned bedrooms and a modern bathroom, all presented in excellent condition.

The property is leasehold and offered chain-free, with additional benefits including gas central heating and permit parking within Zone G, making this an excellent choice for those seeking comfort and convenience in a prime coastal location.





### Kitchen/Living Room

16'2" x 13'5 (4.93m x 4.09m)

### Bedroom One

12'11 x 8'1 (3.94m x 2.46m )

### Bedroom Two

9'5 x 7'11 (2.87m x 2.41m)

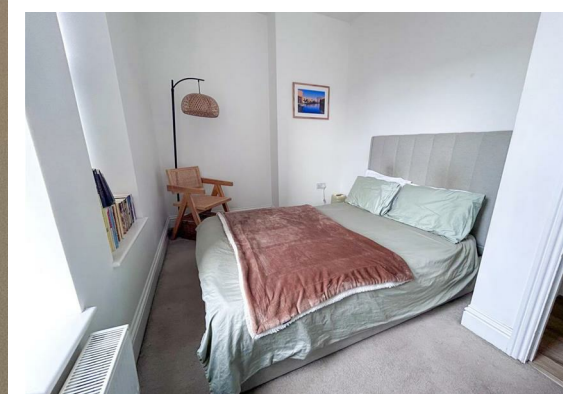
### Bathroom

6'6 x 5'01 (1.98m x 1.55m)

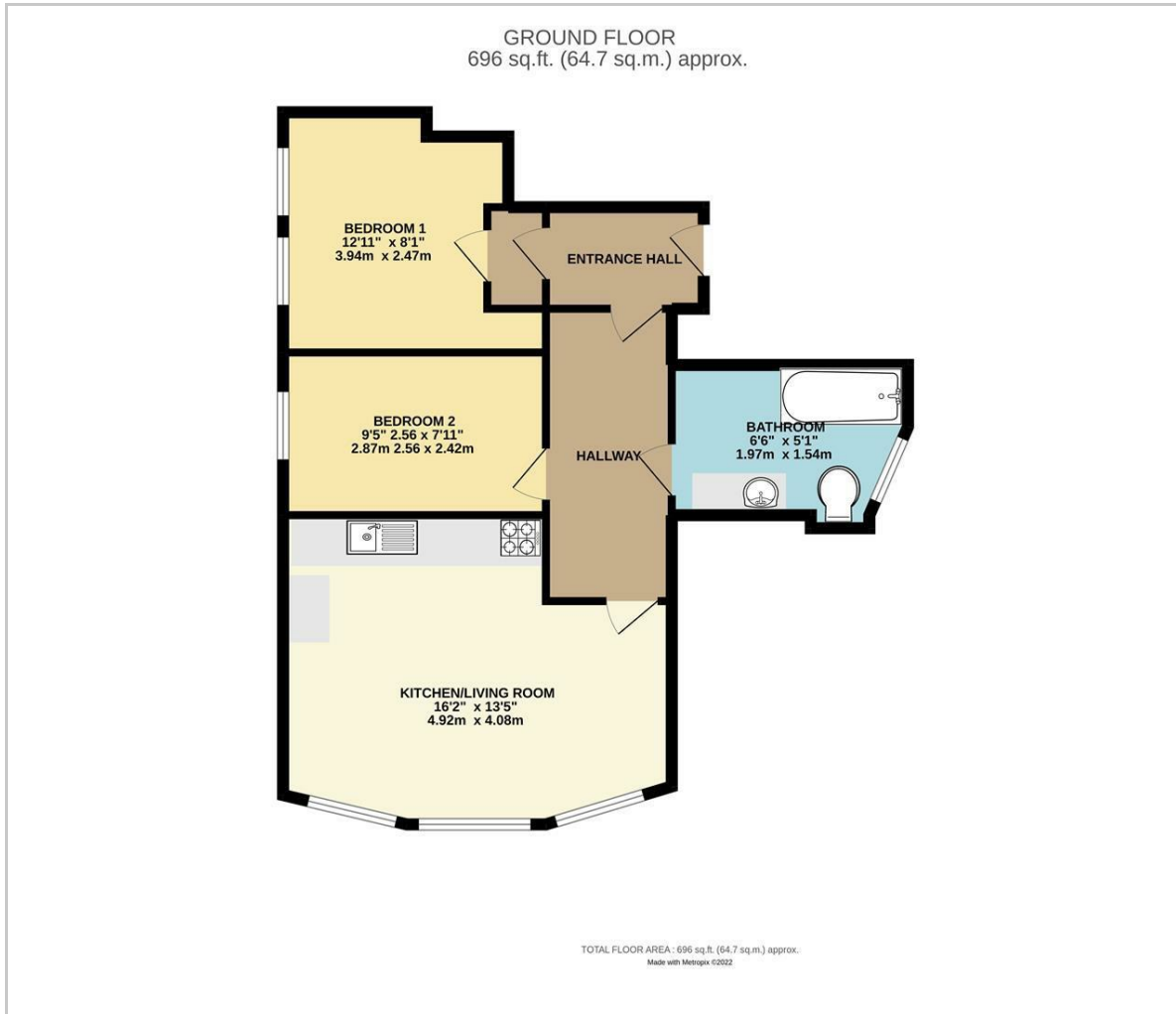
### Council Tax Band A - £1480 per annum

### Lease info

The seller advises that the property is offered as leasehold and has approximately 117 years remaining on the lease and the maintenance is approximately £1150.00 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

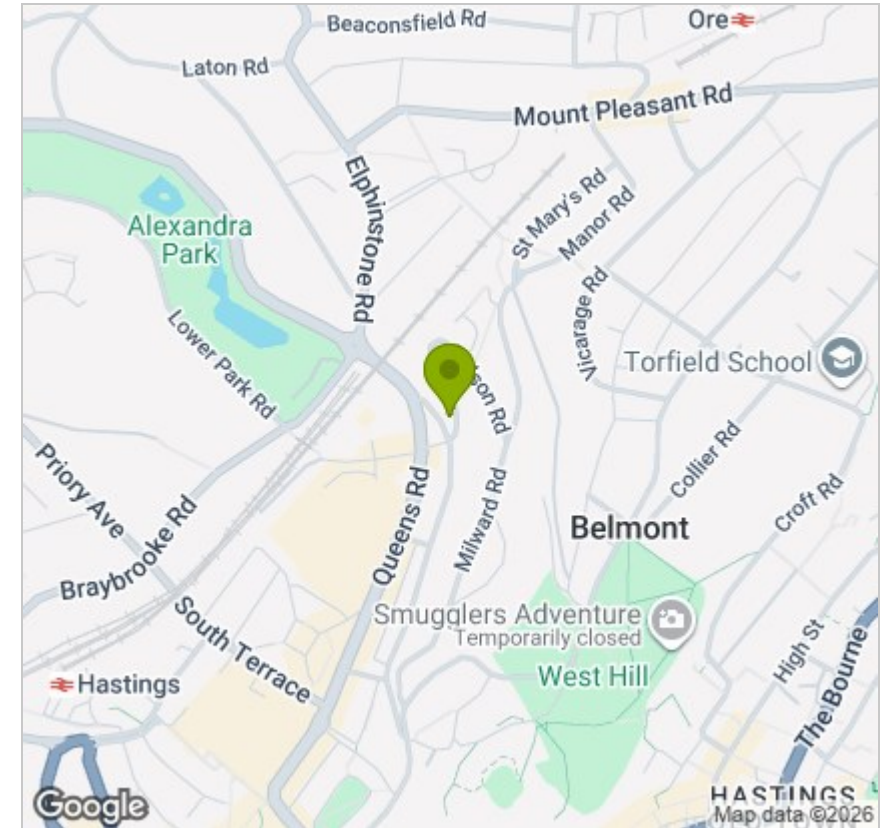


## Viewing

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

