



OAKFIELD



Emmanuel Road, Hastings, TN34 3LB

Price Guide £225,000



## Emmanuel Road, Hastings, TN34 3LB

Located in the sought-after setting of The Mews, Emmanuel Road, this beautifully presented property has been recently modernised throughout to a high standard, offering a stylish and ready-to-move-into home.

The accommodation comprises two well-proportioned bedrooms, a bright and comfortable lounge, a modern fitted kitchen/diner, a contemporary shower room, and a welcoming entrance lobby.

The property has undergone significant improvements including a brand-new kitchen, fully updated shower room, and complete rewire with new electrics throughout, providing peace of mind for any incoming purchaser.

Externally, the property benefits from double doors from the dining area opening directly onto a large low-maintenance decking area, offering the perfect space to relax, enjoy the sunshine, and entertain guests.

Emmanuel Road is conveniently located within easy reach of local amenities, transport links, and Hastings town centre, making it an ideal location for first-time buyers, downsizers, or investors alike.





### Living Room

11'8 x 10'4 (3.56m x 3.15m)

### Kitchen

16'2 x 6'7 (4.93m x 2.01m)

### Bedroom One

9'11 x 9'5 (3.02m x 2.87m)

### Bedroom Two

9'5 x 8'0 (2.87m x 2.44m)



### Shower Room

### Lobby

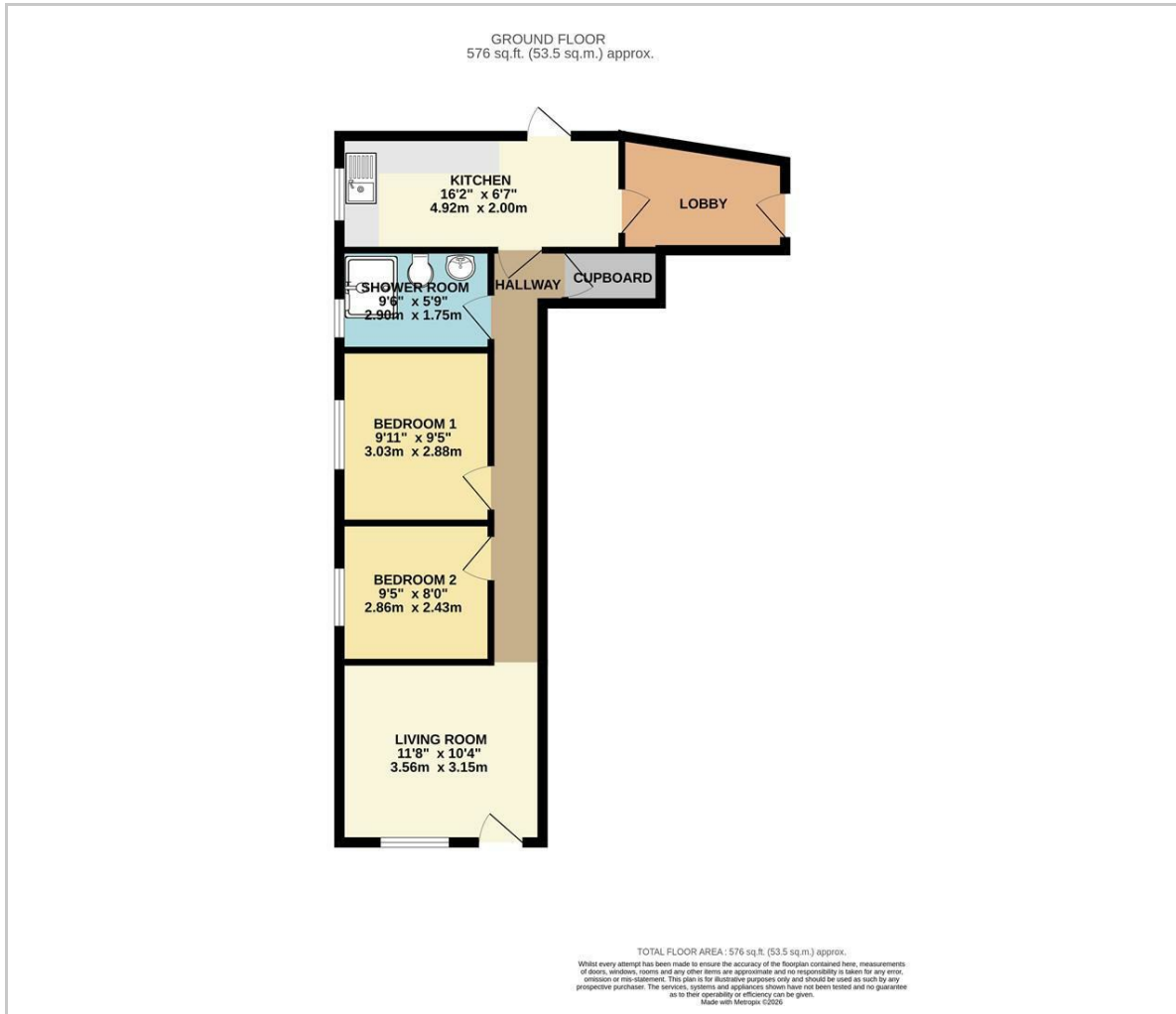
**Council Tax Band A - £1,784.39 Per Annum**

### Lease Information

The seller advises that the property is offered as leasehold and has approximately 124 years remaining on the lease, as it was renewed in September 2024 with a service charge of approximately £950 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

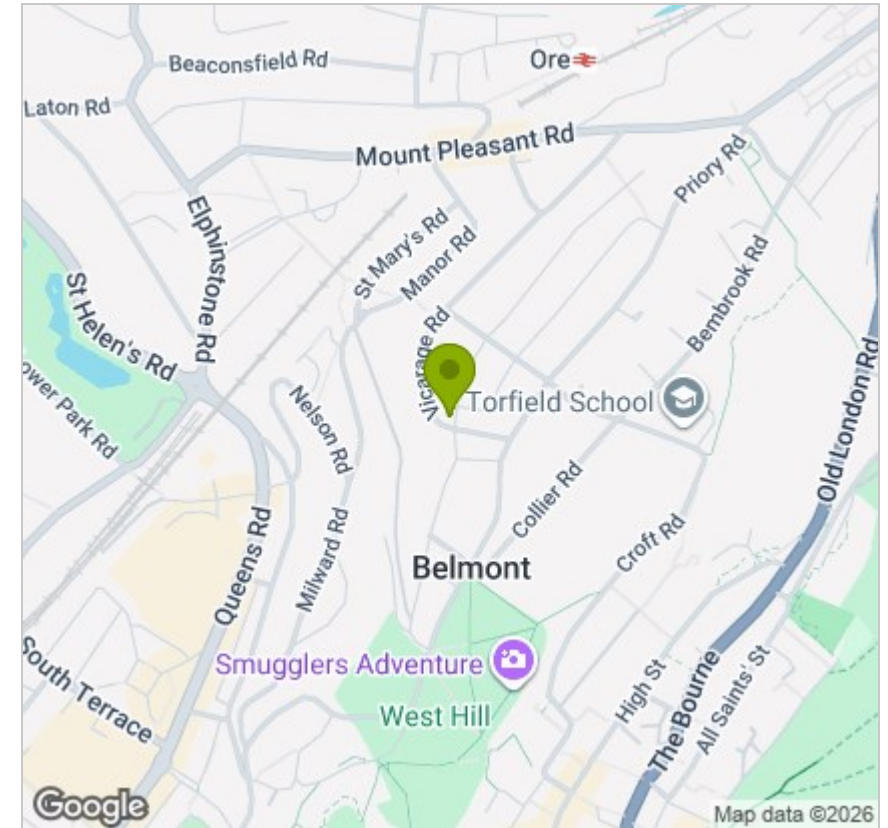


## Viewing

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

