



OAKFIELD



Queens Road, Hastings, TN34 1RP

Price Guide £90,000



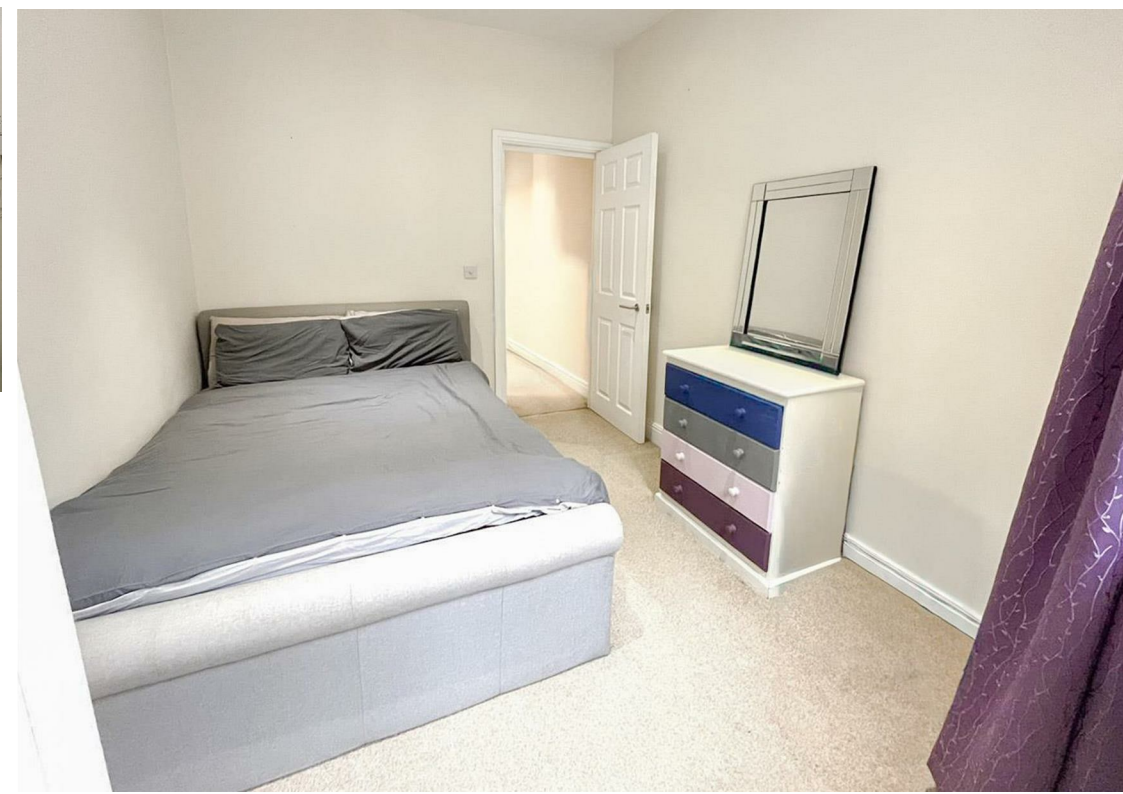
## Queens Road, Hastings, TN34 1RP

This well presented one-bedroom ground floor flat offers modern living in an exceptionally convenient setting, perfectly positioned in the heart of Hastings town centre. With easy access to a wide range of local amenities, Hastings mainline railway station, and the vibrant seafront promenade, this property is ideally suited to first-time buyers, downsizers, or those seeking a low-maintenance coastal home.

The flat benefits from its own private entrance, providing a welcoming sense of independence and privacy rarely found in similar properties. Stepping inside, you are greeted by an inviting open-plan living area, seamlessly combining a stylish lounge space with a modern fitted kitchen, complete with contemporary units and worktops, ideal for cooking, dining, and entertaining.

The generous double bedroom offers comfortable accommodation with ample space for furnishings, while the fully tiled contemporary bathroom features a shower over the bath, providing both practicality and modern comfort. A useful storage cupboard enhances the functionality of the home, ensuring everything has its place.

Further benefits include no onward chain, making this an excellent opportunity for a swift and straightforward purchase, as well as an enviable location close to shops, cafés, transport links, and the beach.





### Lease Information

The seller advises that the property is offered as leasehold and has approximately 100 years remaining on the lease and the service charge is approximately £1,600 per annum with ground rent being approximately £200 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

6'7" x 5'2" (2.03m x 1.60m )

### Living Room

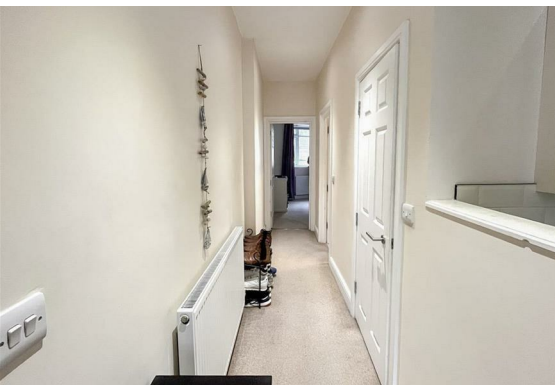
14'7" x 10'5" (4.46m x 3.18m )

### Bedroom

11'2" (narrowing to 9'8") x 8'7" (3.42m (narrowing to 2.95m) x 2.64m)

### Bathroom

7'0" x 5'2" (2.14m x 1.60m )



**Council Tax Band A - £1,702.76 Per Annum**

## Floor Plan



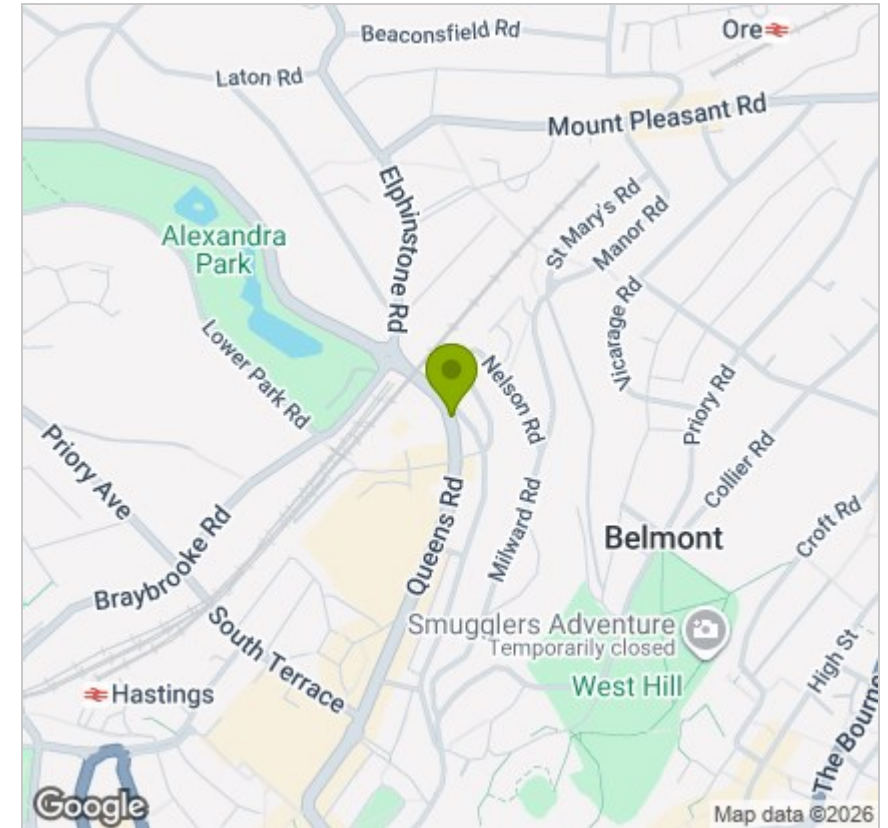
## Viewing

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

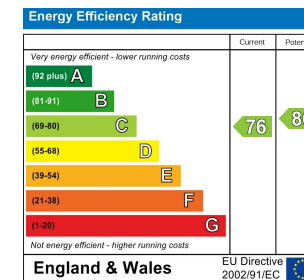
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## Area Map



## Energy Efficiency Graph



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