

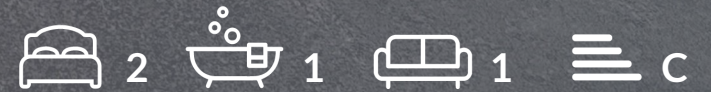


OAKFIELD



Queens Road, Hastings TN34 1RN

Guide Price £175,000



## Queens Road, Hastings TN34 1RN

Modern style first floor flat located in the heart of Hastings Town Centre. This property has everything on your doorstep including a supermarket, Hastings train station, Priory Meadow Shopping Centre and only a short walk to the Hastings promenade.

Accommodation comprises of an open plan living room and kitchen that includes integrated oven and hob, Juliet balcony overlooking Queens Road. Two bedroom, modern finished bathroom with a shower over the bath, wash hand basin and WC.

This property further benefits from an entry phone system, allocated parking and communal garden!

Being sold CHAIN FREE. Property benefits from a new boiler.





### Kitchen/Living Room

20'7 x 14'3 (6.27m x 4.34m)

### Bedroom

12'3 x 12'1 (3.73m x 3.68m)

### Bedroom

8'8 x 7'10 (2.64m x 2.39m)

### Bathroom

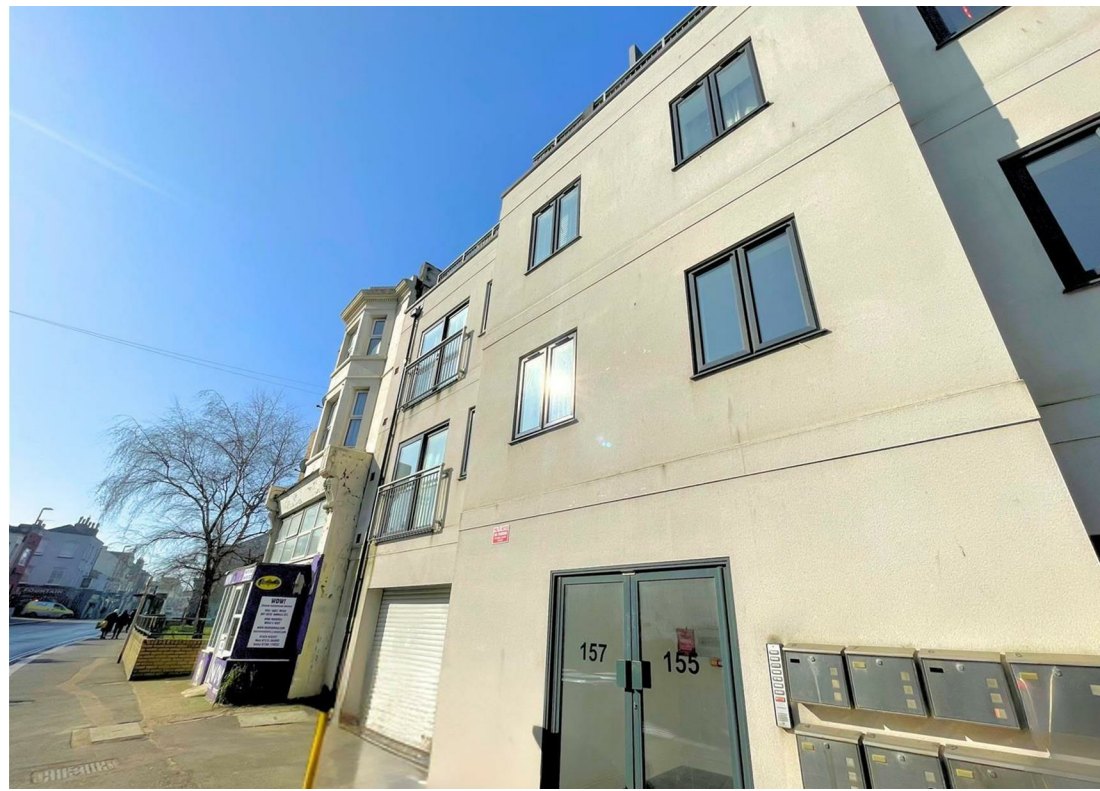
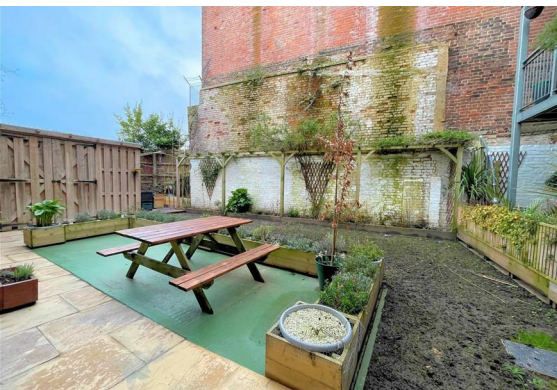
7'3 x 5'8 (2.21m x 1.73m)



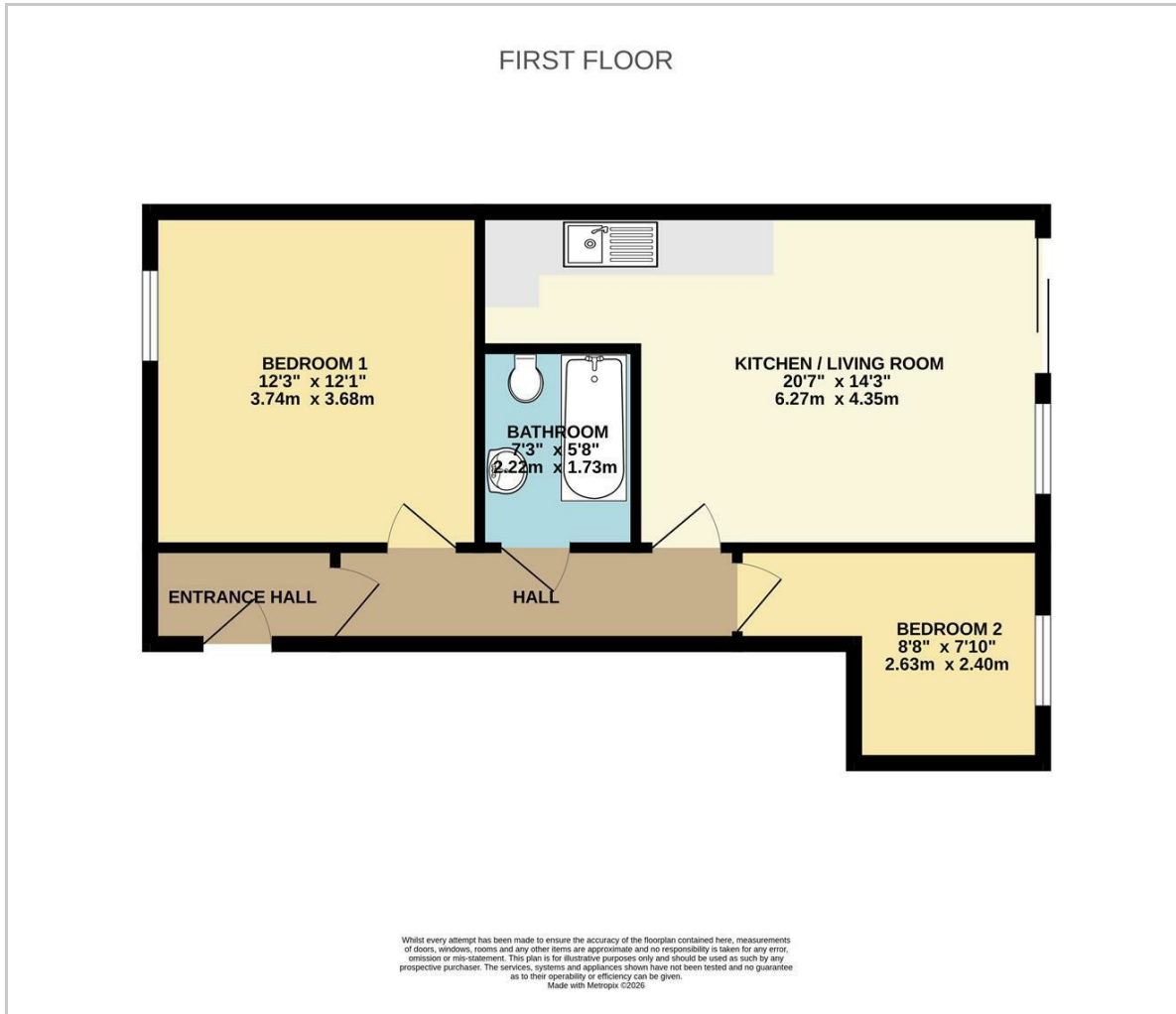
### Council Tax Band A - £1,784.39 Per Annum

### Lease Information

The seller advises that the property is offered as leasehold and has approximately 150 years remaining from 1st January 2018. The service charge is 539.96 per 6 months and ground rent is £200 per annum. The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain verification from their solicitors or surveyor.



## Floor Plan

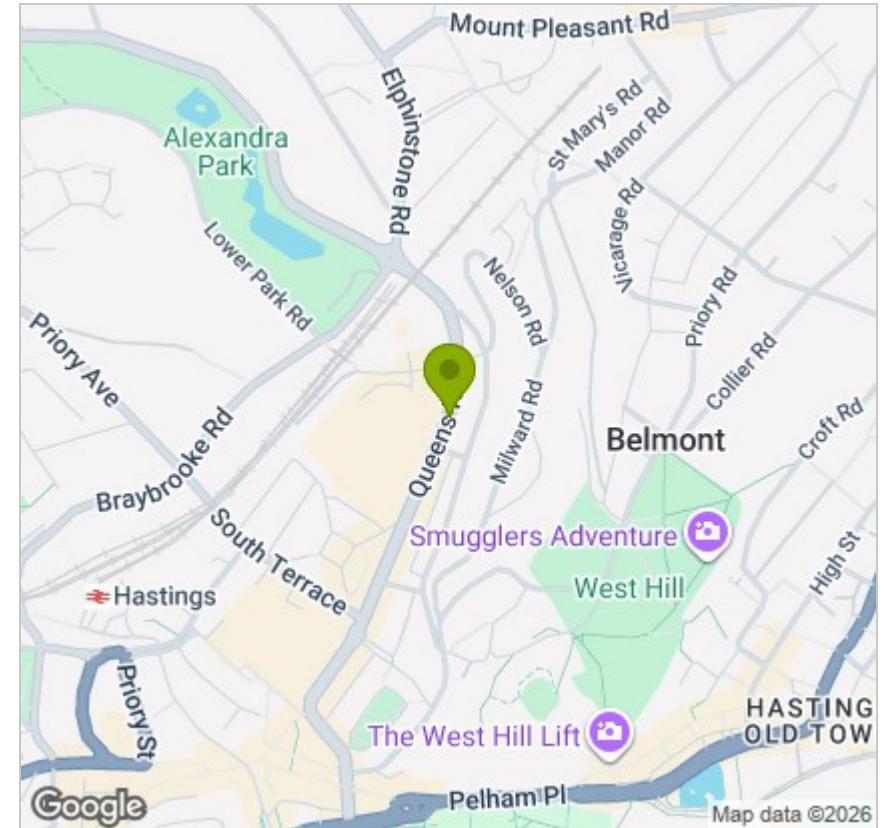


## Viewing

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

