



OAKFIELD



The Ridge, Hastings, TN34 2RB

Price Guide £200,000



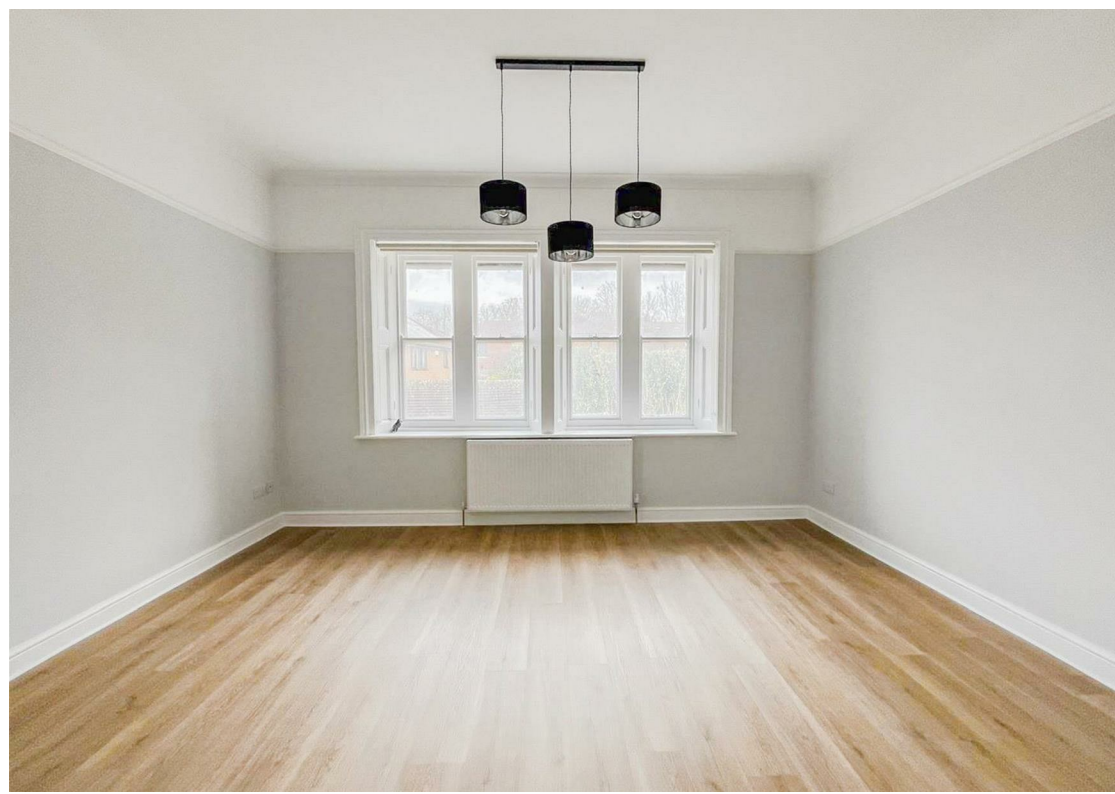
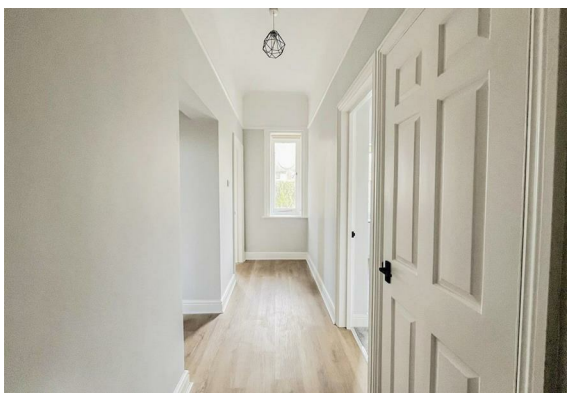
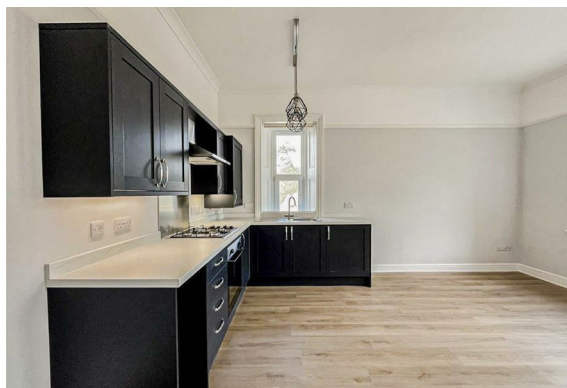
## The Ridge, Hastings, TN34 2RB

This stunning building, dating back to circa 1860, is tucked away at the end of a small lane just off The Ridge. On approach, the property immediately impresses with its grand proportions and attractive period architecture.

The accommodation is well presented and comprises a spacious double bedroom, a second bedroom with fitted wardrobes, a separate bathroom. The open plan kitchen and living room is bright with a lovely outlook.

Further benefits include allocated parking, double glazing, gas central heating, an entry phone system, wooden flooring, and carpets to the bedrooms.

The property is offered to the market chain free with vacant possession, making it an ideal purchase for those looking for a straightforward move.





### Living Room/Kitchen

16'5" x 15'1" (5.00m x 4.60m)

### Bedroom One

11'2" x 10'2" (3.40m x 3.10m)

### Bedroom Two

9'6" x 7'10" (2.90m x 2.40m)

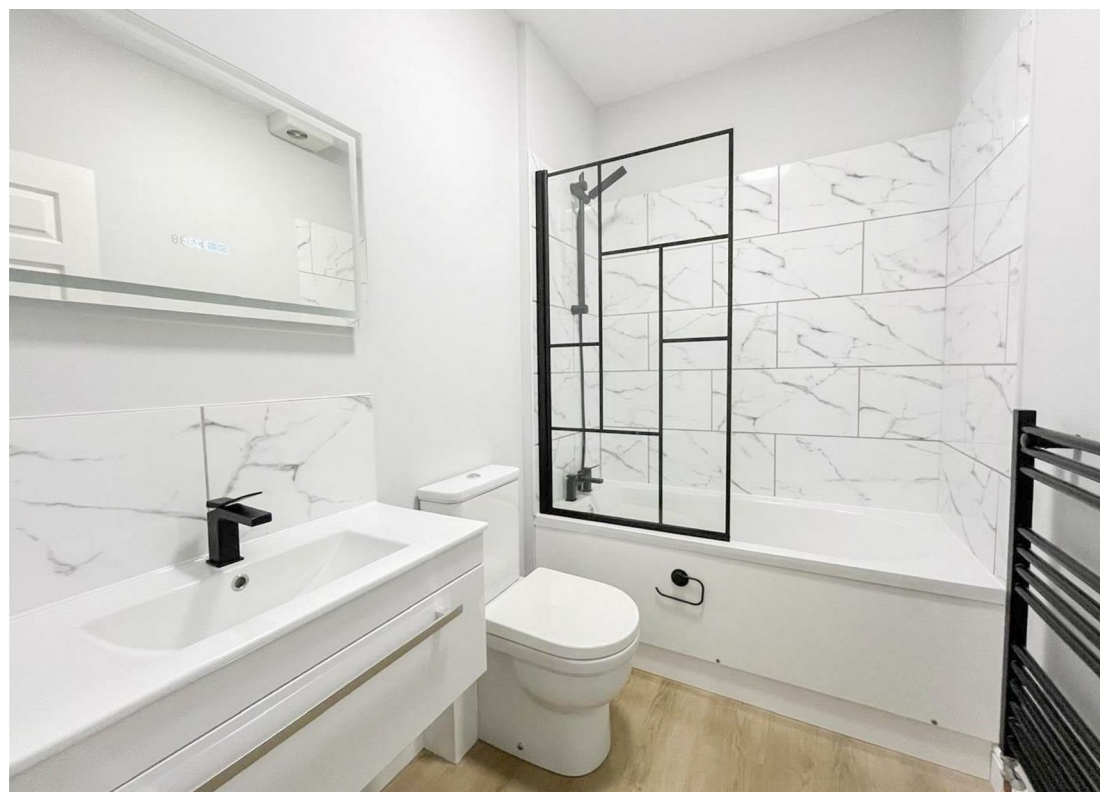
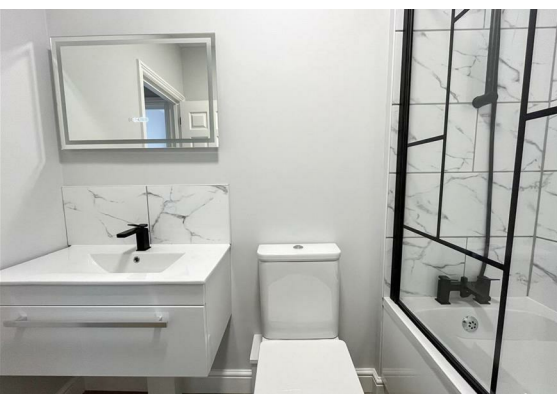
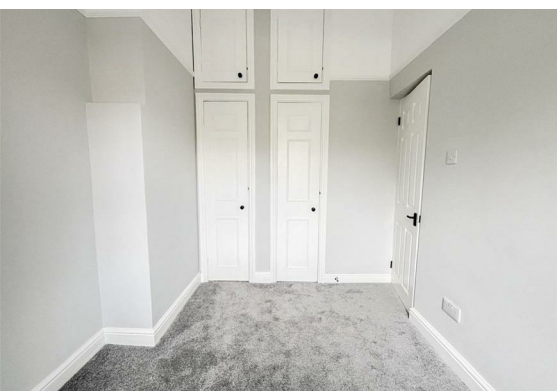
### Bathroom

7'3" x 6'3" (2.21m x 1.91m)

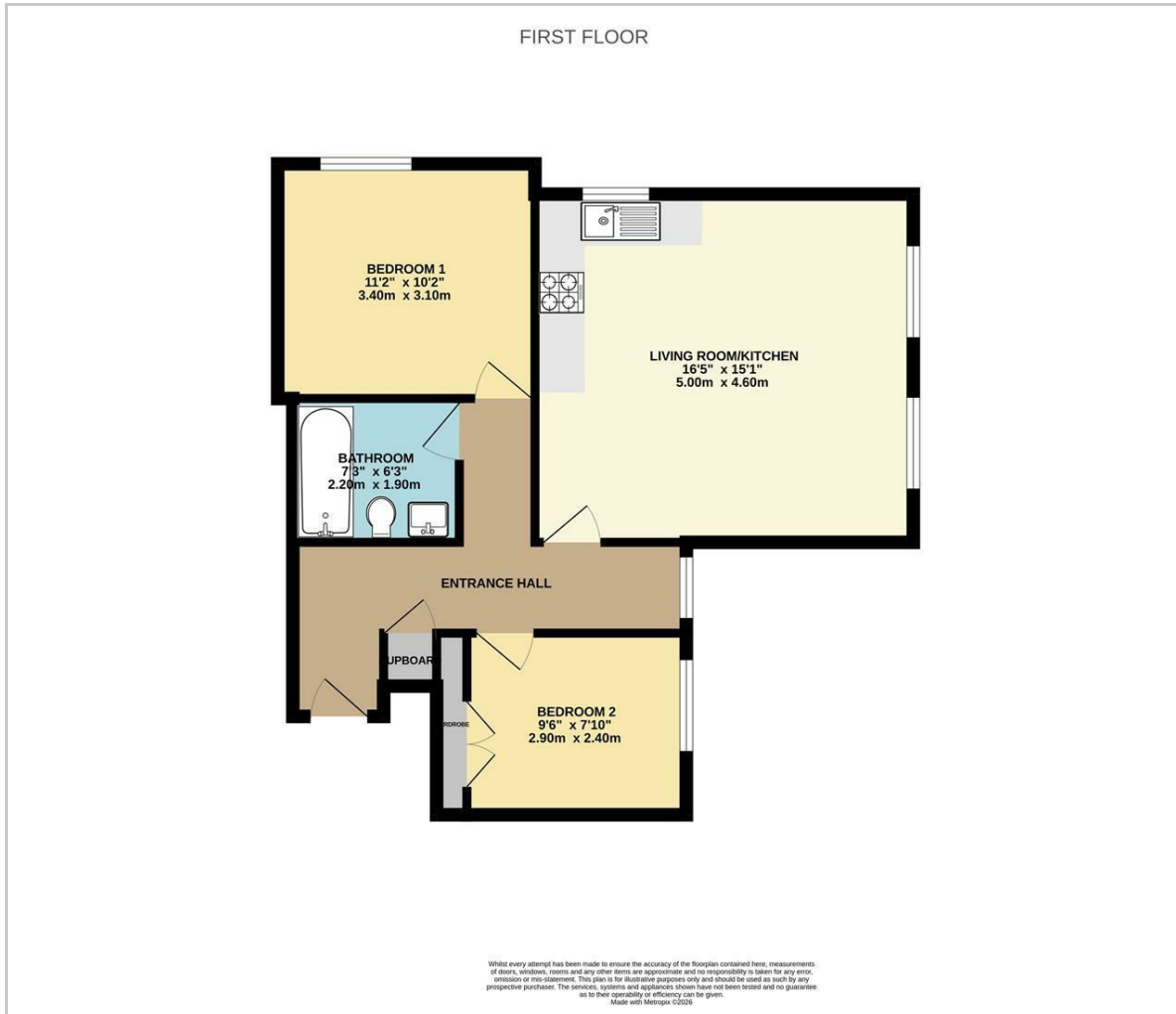
### Council Tax Band C - £2,379.19 Per Annum

### Lease Information

The seller advises that the property is offered as share of freehold and has approximately 123 years remaining, along with a service charge of approximately £2,400 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

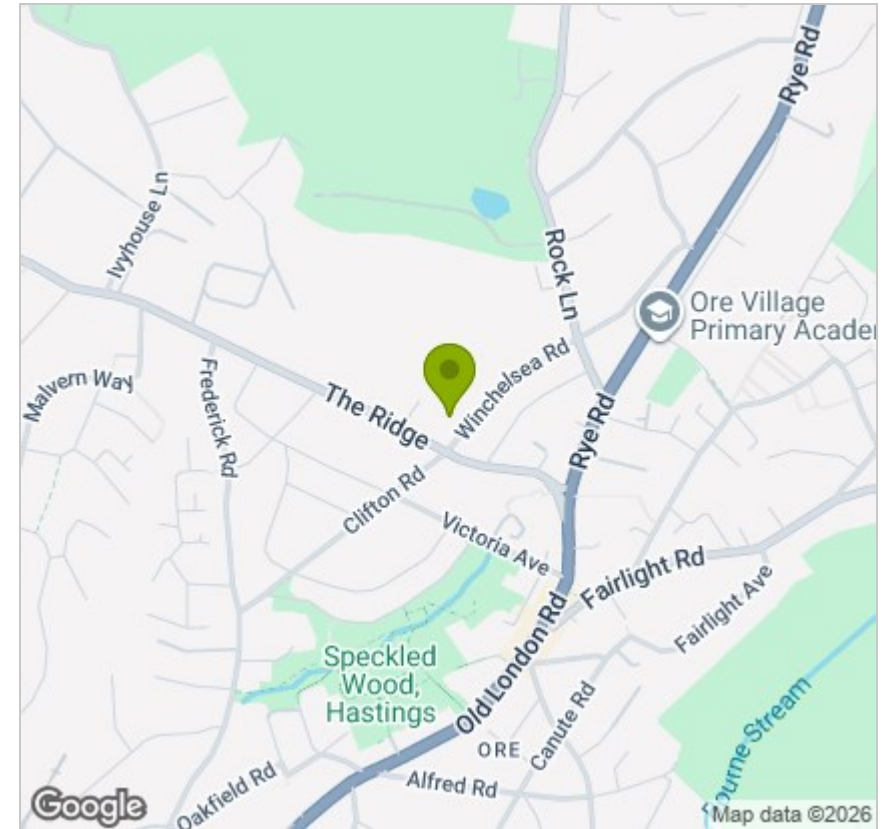


## Viewing

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

