



OAKFIELD



St. Andrews Square, Hastings TN34

Asking Price £125,000





## St. Andrews Square, Hastings TN34

Bright & Airy One-Bedroom Flat in the Heart of Hastings Town Centre

Situated in the vibrant heart of Hastings town centre, this charming one-bedroom second-floor flat offers modern living with unbeatable convenience. Perfect for first-time buyers or landlord looking to add to their portfolio with a potential rental yield of 8%.

The spacious living area is flooded with natural light, creating a welcoming space to relax or entertain. The modern bathroom is stylishly finished, featuring contemporary fittings and a sleek design. The well-proportioned bedroom provides a comfortable retreat, while the kitchen offers ample storage and workspace.

With shops, cafes, transport links, and the seafront just moments away, this flat presents an ideal opportunity for those looking to enjoy town-centre living.

Early viewing is highly recommended!







### Living Room

15'9 x 14'1 (4.80m x 4.29m)

### Kitchen

14'1 x 9'10 (4.29m x 3.00m)

### Bedroom

9'6 x 8'6 (2.90m x 2.59m)

### Bathroom

5'1 x 4'7 (1.55m x 1.40m)

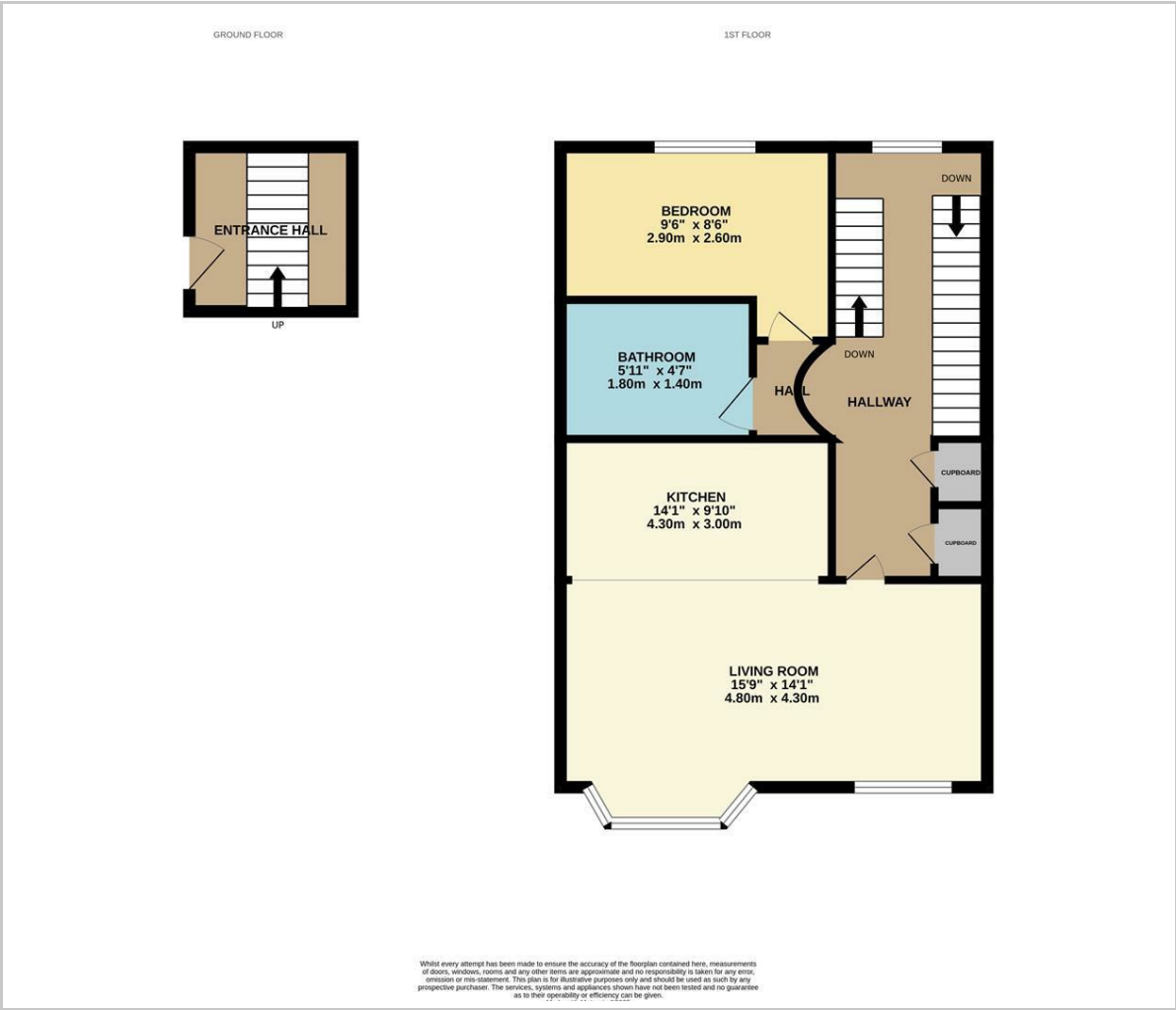
**Council Tax Band - A £1,625 per annum**

### Lease Information

The seller advises that the property is offered as leasehold and has approximately 150 years remaining. The service charge and ground rent is £300 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

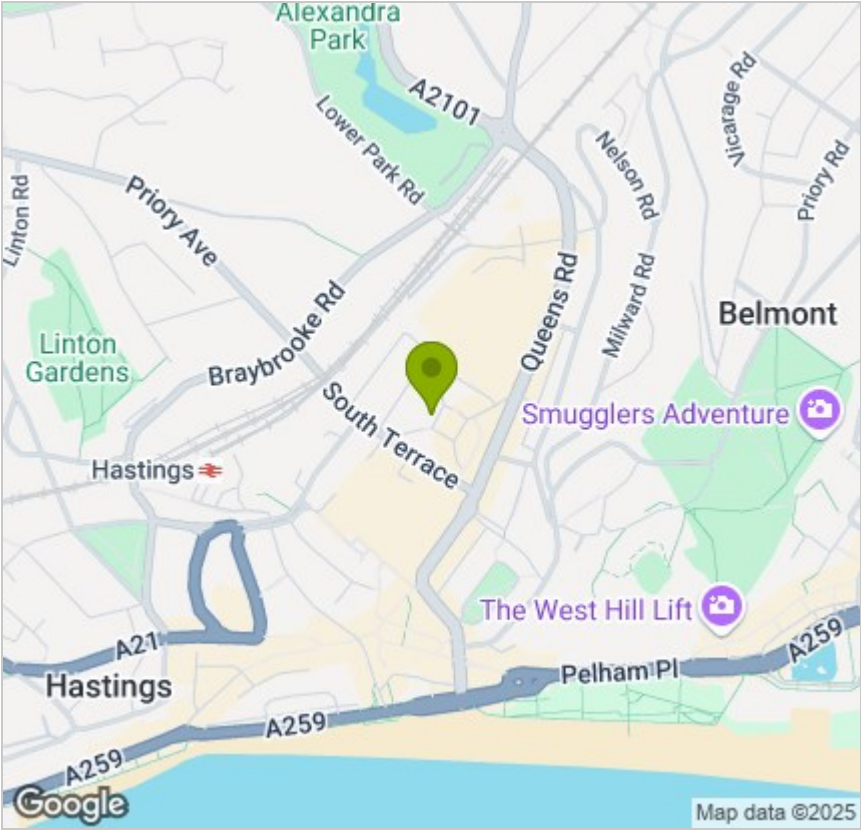


Viewing

Please contact us on 01424 722122 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Area Map



Energy Efficiency Graph

