



OAKFIELD



Emmanuel Road, Hastings TN34 3LE  
Asking Price £165,000

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## Emmanuel Road, Hastings TN34 3LE

If you are seeking a fabulous self contained garden flat with private entrance and some original features, then this home could be right up your street.

The apartment is conveniently nestled in the West Hill area of Hastings, which is almost equidistant between the Town Centre and Historic Old Town, both are easily accessible by foot. Making this a great base to explore the best of what Hastings has to offer.

From the private entrance, there is a bay fronted sitting room, which helps make this lower ground floor apartment have a light and airy feel.

The modern fitted kitchen has ample storage and worktop space, which leads neatly into the utility area. To the rear is a bathroom with a neutral suite.

Externally there is a rear Westley facing garden, which is low maintenance and ready to be enjoyed.







### Entrance Hall

13'3 x 3'9 (4.04m x 1.14m)

### Sitting Room

12'11 into bay x 9'2 (3.94m into bay x 2.79m)

### Kitchen

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

### Bedroom

11'9 x 7'7 (3.58m x 2.31m)

### Utility Room

3'9 x 3'3 (1.14m x 0.99m)

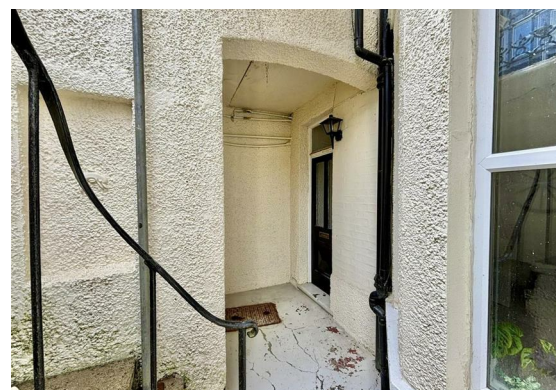
### Bathroom

6'1 x 5'3 (1.85m x 1.60m)

### Council Tax Band - A £1625

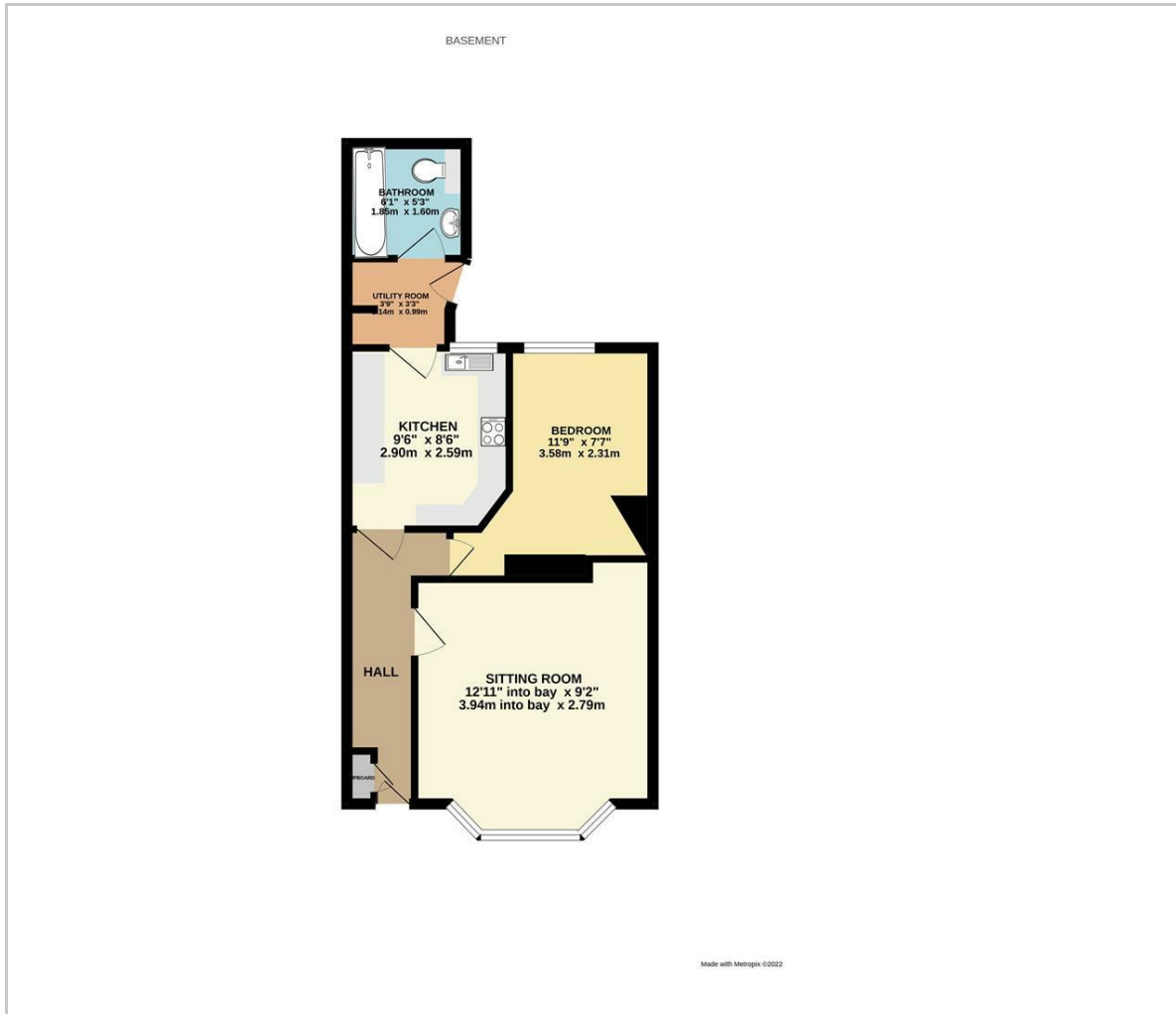
### Lease Information

The seller advises that the property is offered as leasehold which is being extended to approximately 185 years remaining on the lease. The ground rent is £250 per annum and the service charge is as and when. 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

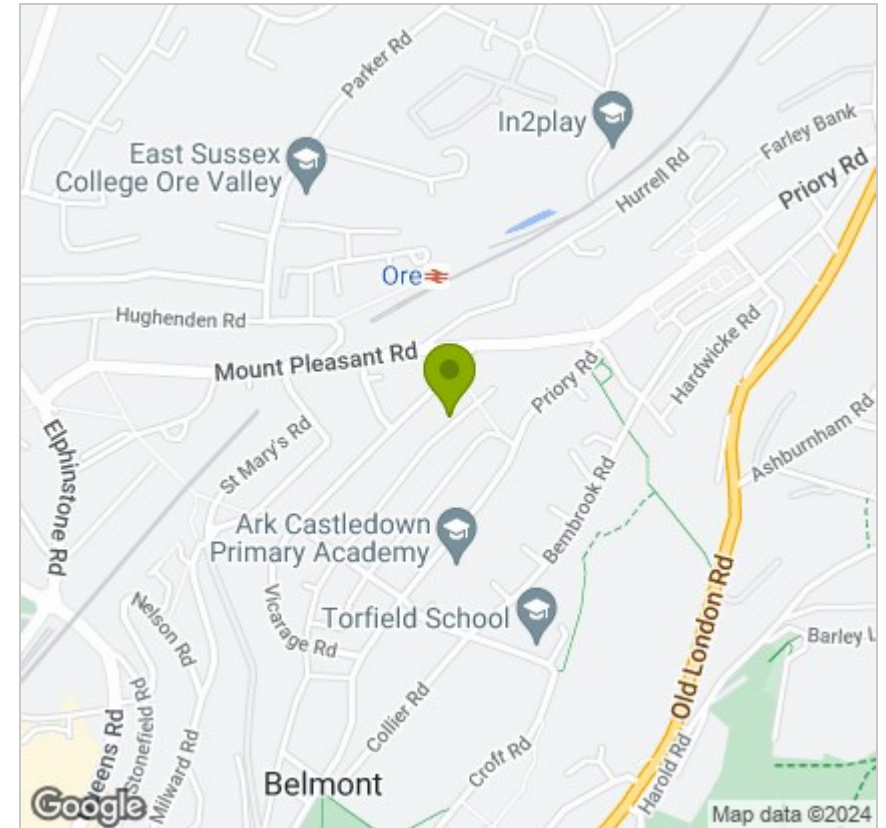


## Viewing

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

## Area Map



## Energy Efficiency Graph

