



**Flat 2 1 Wykeham Road,
Hastings, East Sussex TN34 1UA
£130,000**

Close to town centre. An opportunity has arisen to acquire this ground floor one bedroom apartment found within a sought after tree lined road affording convenient ease of access to the town centre with its mainline railway station and the seafront promenade. The property offers a share of freehold with high ceilings, large windows, gas fired central heating and accommodation comprising via the communal entrance, entrance hallway, double aspect bay fronted reception room which interconnects through to the kitchen with space for appliances, double bedroom and a bathroom/wc. Properties within this road are highly sought after and this would likely appeal to a range of buyers being situated in a quiet residential road but within easy walking distance of Linton Gardens and the town centre.



Communal Entrance Hall

Door leading through to:

Private Entrance Hall

Radiator, carpet as laid, inset airing cupboard housing hot water tank with slatted shelves above, wall mounted intercom, feature wooden doors lead off to the following:

Reception Room

16' x 13'6" (4.88m x 4.11m)

Light double aspect with secondary glazed sash bay window to front and a secondary glazed sash window to side, deep skirting board, wooden panelling set below the windows, radiator, centre piece tiled fireplace with decorative surround and mantel, coved ceiling, picture rail, tv and telephone point, L-shaped with interconnecting access through to:

Kitchen

8'5" x 7'8" narrowing to 5'3" (2.57m x 2.34m narrowing to 1.60m)

Secondary glazed sash window to side, new wall mounted Worcester boiler, range of matching wall and base units with work surfaces over, stainless steel sink unit with side drainer and mixer tap, space and plumbing for washing machine, electric hob with extractor above and oven set below, space for fridge, part tiled walls, coved ceiling, vinyl flooring.

Bedroom

13'4" x 10' (4.06m x 3.05m)

Two separate secondary glazed sash windows to front with wooden panelling surrounding, carpet as laid, deep skirting board, picture rail.

Bathroom

8'1" x 4'9" (2.46m x 1.45m)

Secondary glazed sash window to side, panel enclosed bath with shower over, pedestal wash hand basin, low level wc, radiator, part tiled walls.

Tenure

Lease

1/7 Share of Freehold. Lease length TBA

Maintenance

£65 pcm.

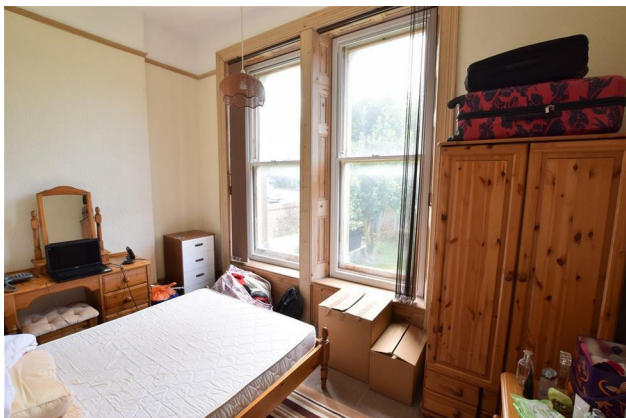
Agents Note

None of the services or appliances mentioned in these sale particulars have been tested.

It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	57	72
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	57	76
England & Wales		EU Directive 2002/91/EC



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