



Flat 1 Calverley Court Broomgrove Road, Hastings, East Sussex TN34 3DQ Offers In Excess Of £140,000

CHAIN FREE Rush Witt & Wilson are confident this property will appeal to a wide range of buyers. A superb example of a spacious modern two bedroom apartment found on the lower ground floor of a purpose built building situated in a popular Hastings location enjoying immediate ease of access to local schooling, amenities, convenient bus routes and Ore railway station. Being a younger property it offers modern refinements and a comfortable layout comprising via the communal entrance, generous entrance hallway, lounge/diner, modern fitted kitchen, two well proportioned bedrooms and a modern style bathroom/wc. Further notes of interest include modern double glazing, gas fired central heating, a long lease and communal parking to the rear. Early viewings are encouraged via appointed sole agents Rush Witt & Wilson.



Communal Entrance Hall

Steps or lift lead down to the lower ground floor, private entrance door leading through to:

Private Entrance Hall

Wall mounted entryphone system, wall mounted thermostat, radiator, carpet as laid, storage cupboards, doors off to the following:

Kitchen Area

10'3 x 6'11 (3.12m x 2.11m)

Double glazed windows to side, range of matching wall and base units with work surfaces over, inset four ring gas hob with electric oven set below and cooker hood above, stainless steel sink with mixer tap, part tiled walls, power points, space and plumbing for washing machine, space for freestanding fridge/freezer, extractor fan, vinyl flooring, airing cupboard housing boiler, opening to:

Lounge Area

17'4 x 14'9 (5.28m x 4.50m)

Two double glazed windows, radiator, carpet as laid, tv aerial point.

Bedroom One

13'11 x 10'2 (4.24m x 3.10m)

Double aspect with upvc French doors leading out to a BALCONY and double glazed window to rear, radiator, carpet as laid, built in wardrobes.

Bedroom Two

9'7 x 9'4 (2.92m x 2.84m)

Double glazed window to rear, radiator, carpet as laid.

Bathroom/WC

6'5 x 5'7 (1.96m x 1.70m)

panel enclosed bath with mixer tap and shower attachment with fitted shower curtain, pedestal wash hand basin, low level wc, radiator, vinyl flooring, extractor fan.

Outside

Parking

Residents parking is found to the rear.

Tenure

Lease

In excess of 120 years.

Ground Rent

£150 per annum.

Maintenance

Currently approximately £80 pcm.

Agents Note

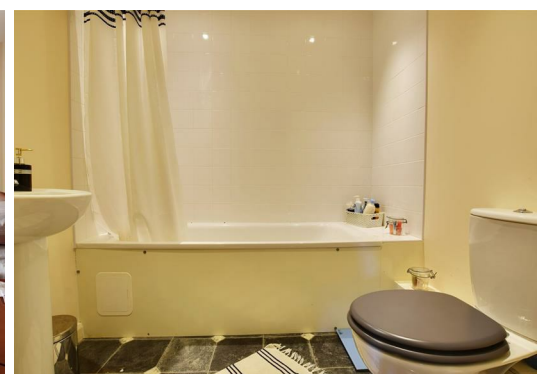
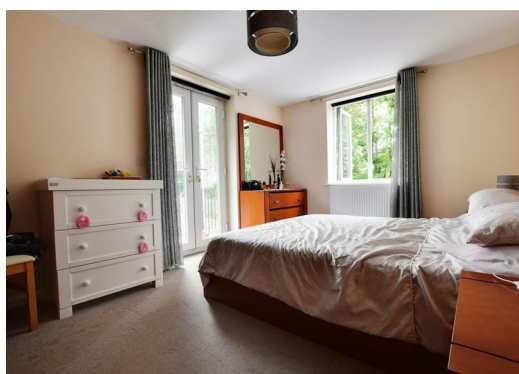
We have been advised that the residents of the block are trying to acquire right to manage and that should be completed by the end of 2019.

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	81	79
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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	85	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



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