

**RUSH
WITT &
WILSON**



**Flat 1, 51 Elphinstone Road, Hastings, Sussex TN34 2EG
£129,950**

The impressive private rear garden and extended lease will grab your attention to view this conveniently positioned garden apartment found close to Alexandra Park. Spacious and well lit rooms with bays to both front and rear, the property will have wide appeal to a range of buyers and is offered for sale with no onward chain. The accommodation offers its own private entrance with an entrance hallway, main reception room with rear bay with views and access onto the rear garden and a useful study recess, kitchen with ample space for appliances and modern wall mounted boiler, double bedroom to the front with a large double glazed bay with a private outlook as well as a generous walk-in wardrobe and a modern bathroom/wc. To the front there is a private area of courtyard with storage and to the rear the garden is a particular feature enjoying sunlight for the majority of the day. Boasting double glazing and gas fired central heating, early viewings are strongly encouraged.



Front Courtyard

Understairs storage, walk-in meter cupboard, separate electrical storage cupboard,private upvc part glazed entrance door leading through to:

Private Entrance Hall

Carpet as laid, radiator, wooden panelling to dado height, wall mounted consumer unit, coved ceiling, wall mounted thermostat control, fitted cloaks cupboard, cupboard with slatted shelves, doors off to the following:

Reception Room

16'5 plus study recess x 10'9 (5.00m plus study recess x 3.28m)
Double glazed bay window to rear providing views and access onto the rear garden via double glazed French style doors with adjacent windows, centre piece electric fireplace, powers points, laminate flooring, radiator, coved ceiling, a useful arched study recess with telephone point, power point and fitted desk shelf with shelf above, access to:

Kitchen

9'9 x 5'8 (2.97m x 1.73m)
Modern wall mounted boiler, range of white wall and base units with work surfaces over, sink unit with side drainer, space for cooker, space and plumbing for washing machine, space for fridge, part tiled walls, vinyl flooring, coved ceiling.

Bedroom

12'9 into bay x 10'7 (3.89m into bay x 3.23m)
Double glazed bay window to front with a private aspect onto the front courtyard, power points, radiator, coved ceiling, carpet as laid, double doors lead through to:

Walk-In Wardrobe

6'4 x 6'3 max (1.93m x 1.91m max)
With hanging rail and fitted light.

Bathroom/WC

6'3 x 5'6 (1.91m x 1.68m)
White suite comprising panel enclosed bath with mixer tap and electric shower over, low level wc with dual flush, pedestal wash hand basin, part tiled walls, extractor fan, coved ceiling.

Outside

Private Rear Garden

The rear garden is a particular feature having a patio area to the immediate rear, raised flower beds, central block paved pathway flanked by area of lawn, outside water tap, to the far end there is a further area of raised lawn, raised flower beds, shed, raised pathway, enclosed with close board timber fencing.

Parking

Found either on Elphinstone Road or in Hughenden Road opposite or in the surrounding roads.

Tenure

Lease

Approximately 153 years remaining.

Ground Rent

£20.00 per annum

Maintenance

As & when required.

Agents Note

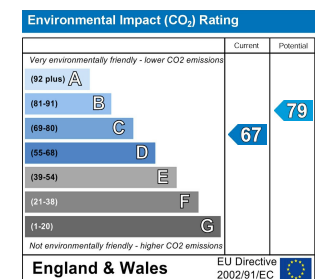
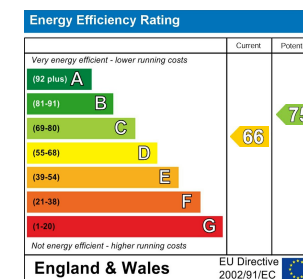
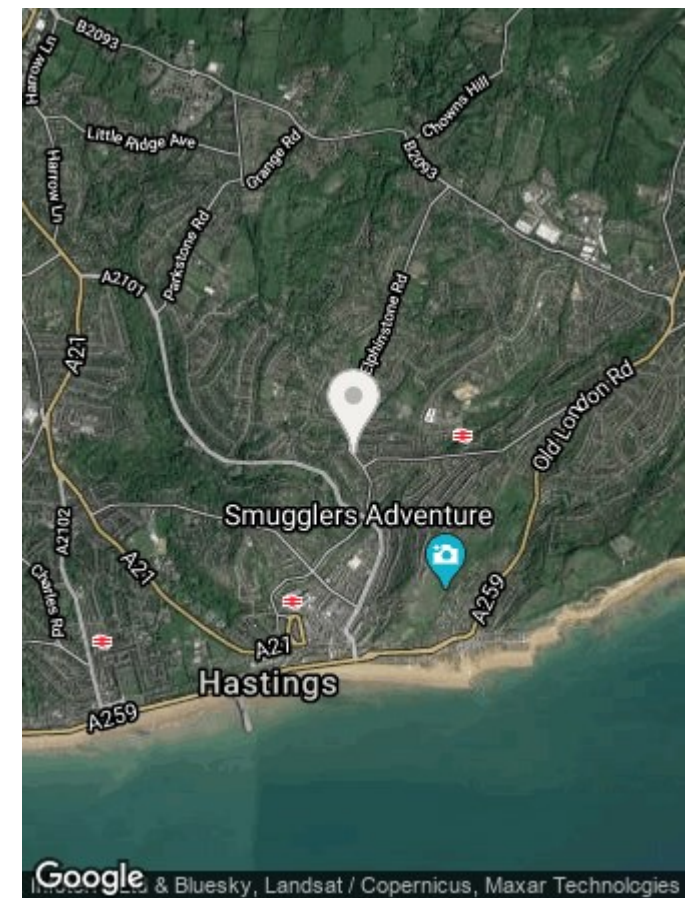
None of the services or appliances mentioned in these sale particulars have been tested.

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.





Awaiting Floor Plan



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