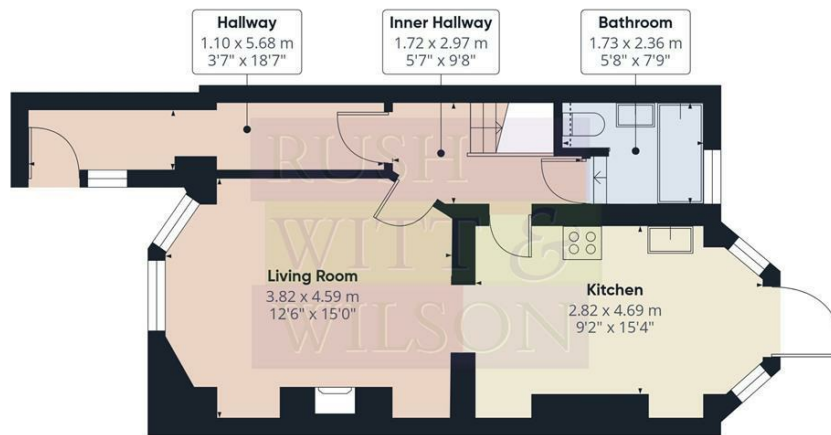




**47B Milward Road,
Hastings, East Sussex TN34 3RP
£160,000 Leasehold**

Nestled on Milward Road in the picturesque town of Hastings, this delightful flat conversion presents an excellent investment opportunity for those looking to make their mark in the property market. Spanning an impressive 808 square feet, this two-bedroom, one-bathroom residence is brimming with potential, albeit in need of modernisation to truly shine. Upon entering, you are greeted by a welcoming reception room, complete with a charming fireplace that adds a touch of warmth and character. The practical kitchen is equipped with a stove, making it a functional space for culinary endeavours. The full bathroom, featuring a bath, ensures convenience for daily living. Venturing upstairs, you will find two double bay fronted bedrooms. This well-planned interior cleverly utilises the two levels, combining comfort and efficiency in a manner that is both inviting and practical. With its prime location and unique features, this property is not just a home but a canvas awaiting your personal touch. Whether you are a first-time buyer or an astute investor, this flat on Milward Road is a promising opportunity to create a stylish and comfortable living space in a vibrant community.





Floor 0



Floor 1

**RUSH
WITT &
WILSON**

Approximate total area⁽¹⁾

75 m²
808 ft²

Reduced headroom

0.1 m²
1 ft²

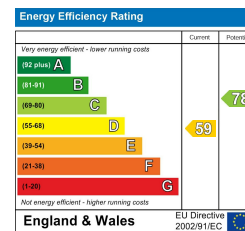
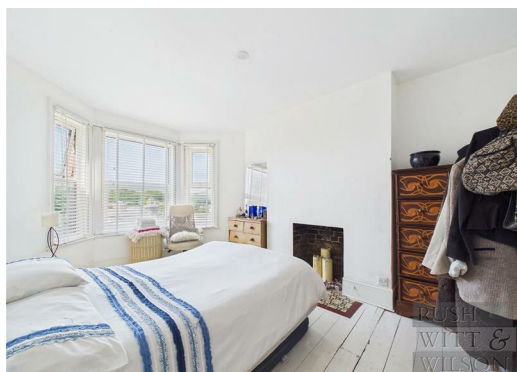
(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

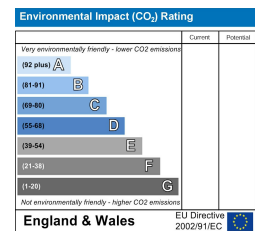
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



England & Wales

EU Directive 2002/91/EC



England & Wales

EU Directive 2002/91/EC

Council Tax Band - A

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice:

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Rush, Witt & Wilson in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Rush, Witt & Wilson nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).
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3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
4. VAT: The VAT position relating to the property may change without notice.
5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://rushwittwilson.co.uk/privacy-policy>

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