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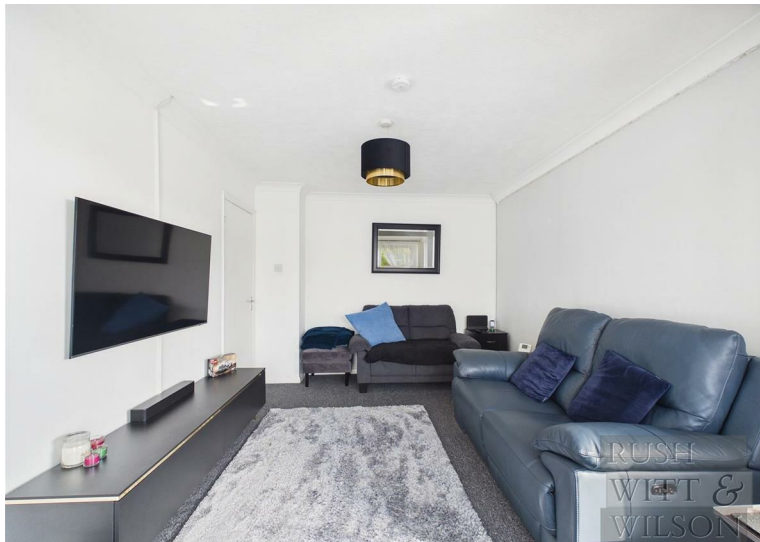


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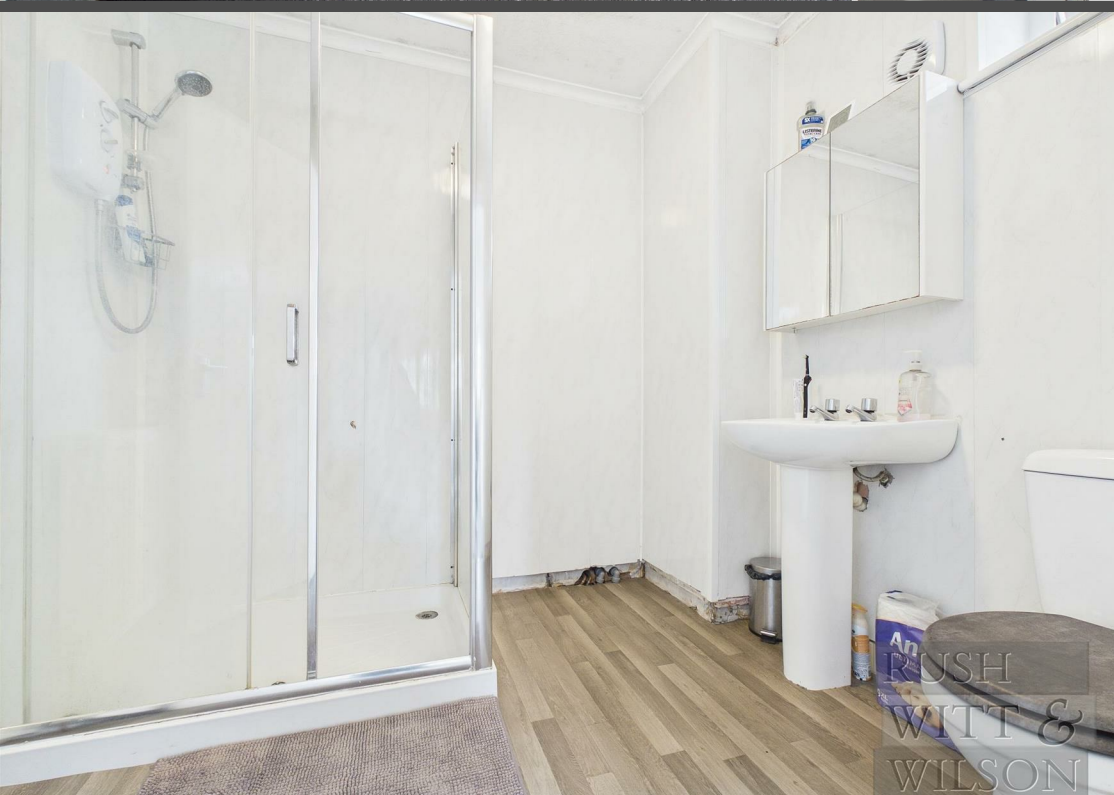
**First Floor Flat, 6 Coghurst Road, Hastings, East Sussex TN35 5AS  
Offers In The Region Of £170,000 Share of Freehold**

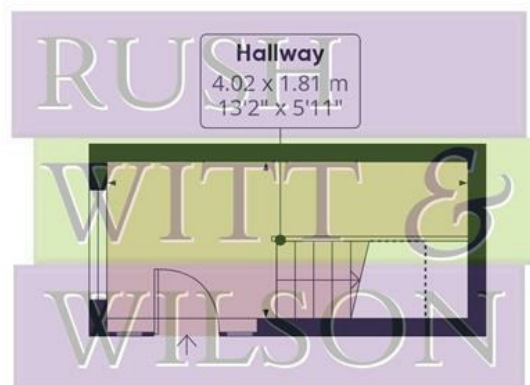
**\*\* OFF ROAD PARKING \*\* OWN ENTRANCE \*\* SHARE OF FREEHOLD:**

Nestled on Coghurst Road in Hastings, this charming first-floor flat offers a delightful blend of comfort and convenience. With its own private entrance, this purpose-built apartment boasts two well-proportioned bedrooms and a spacious living room that seamlessly connects to a modern kitchen/breakfast room. The property is adorned with tasteful décor and features double glazing throughout, ensuring a warm and inviting atmosphere. One of the standout features of this flat is the sunny west-facing balcony, perfect for enjoying the afternoon sun and witnessing breath-taking sunsets. The generous entrance hall, located on the ground floor, provides ample space for storage, making it ideal for coats and shoes. The flat also includes a well-appointed shower room and off-road parking for one vehicle, adding to the practicality of this lovely home. Its convenient location means that local amenities, transport links, and both primary and secondary school academies are all within easy reach, making it an excellent choice for families and professionals alike. Offer for sale with a share of freehold with the lease exceeding 990 years and no onward chain, this property presents a fantastic opportunity for those looking to invest in a comfortable and stylish living space in Hastings. Whether you are a first-time buyer or seeking a rental investment, this flat is sure to impress with its far-reaching views and inviting ambiance.









Floor 0



Floor 1



**Approximate total area<sup>(1)</sup>**

64.2 m<sup>2</sup>

689 ft<sup>2</sup>

**Balconies and terraces**

3.2 m<sup>2</sup>

34 ft<sup>2</sup>

**Reduced headroom**

1.2 m<sup>2</sup>

13 ft<sup>2</sup>

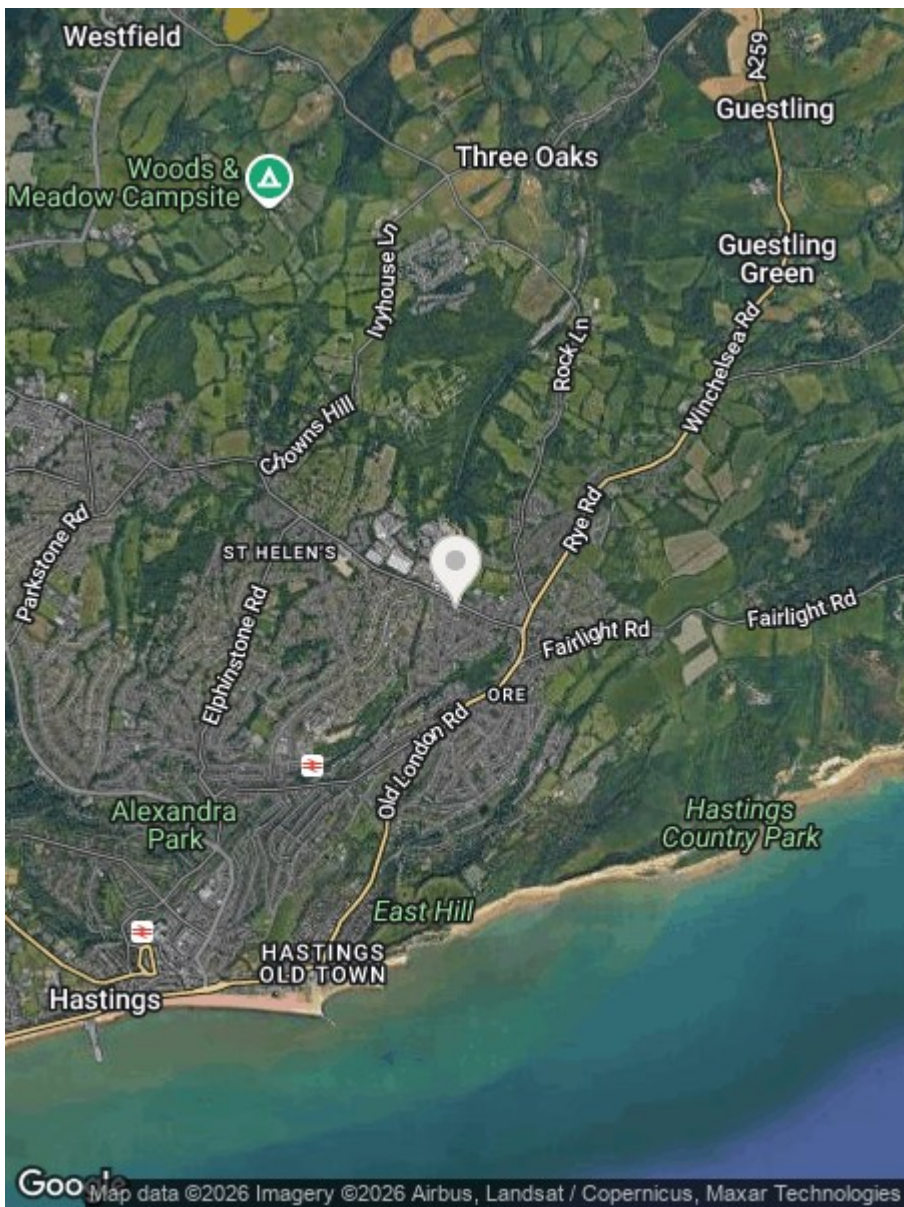
(1) Excluding balconies and terraces

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



| 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 |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |                         |           |
| <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |           |

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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:

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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.
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