



Wyatt  
Hughes  
Residential Sales

Earl Street  
Hastings, TN34 1SG

Offers in the region of £135,000 Leasehold

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## Earl Street, Hastings, TN34 1SG

Are you after a home close to the shops? Is being near a train station important to you? Keen to get your foot on the ladder or add to your portfolio? Look no further than our new listing in Earl Street.

This cosy one bedroom home compromises of a good sized living space with separate kitchen, bathroom with shower & bath and a good sized double bedroom.

Being located in Hastings town centre, you will be just a short walk to the nearby Priory Meadow shopping centre, with various shops including M&S, Tesco Express and Sainsbury's local, all on your door step.

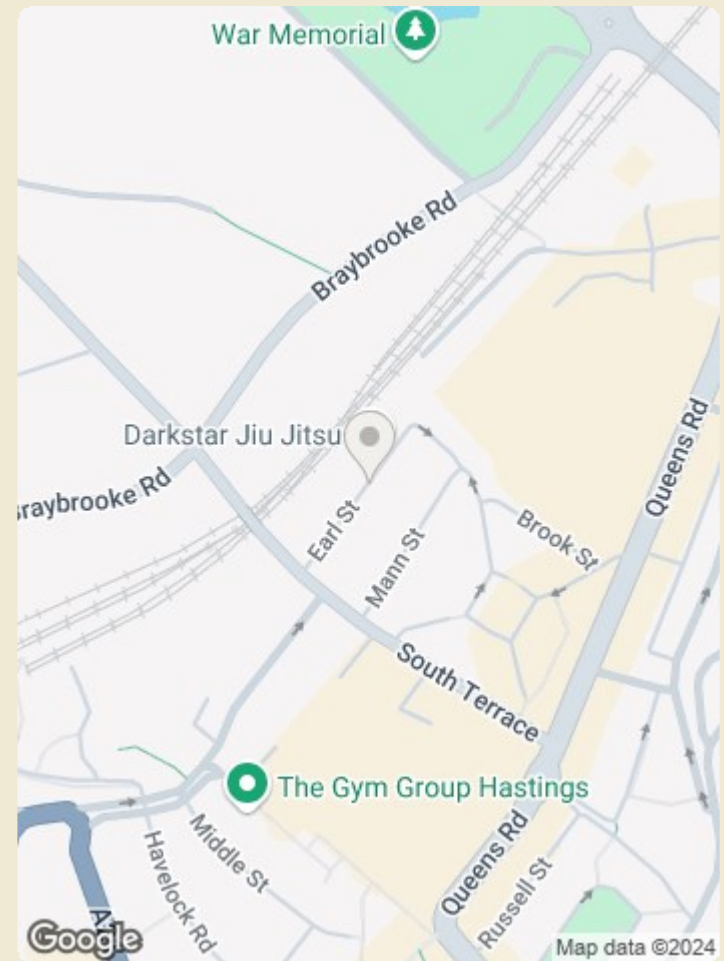
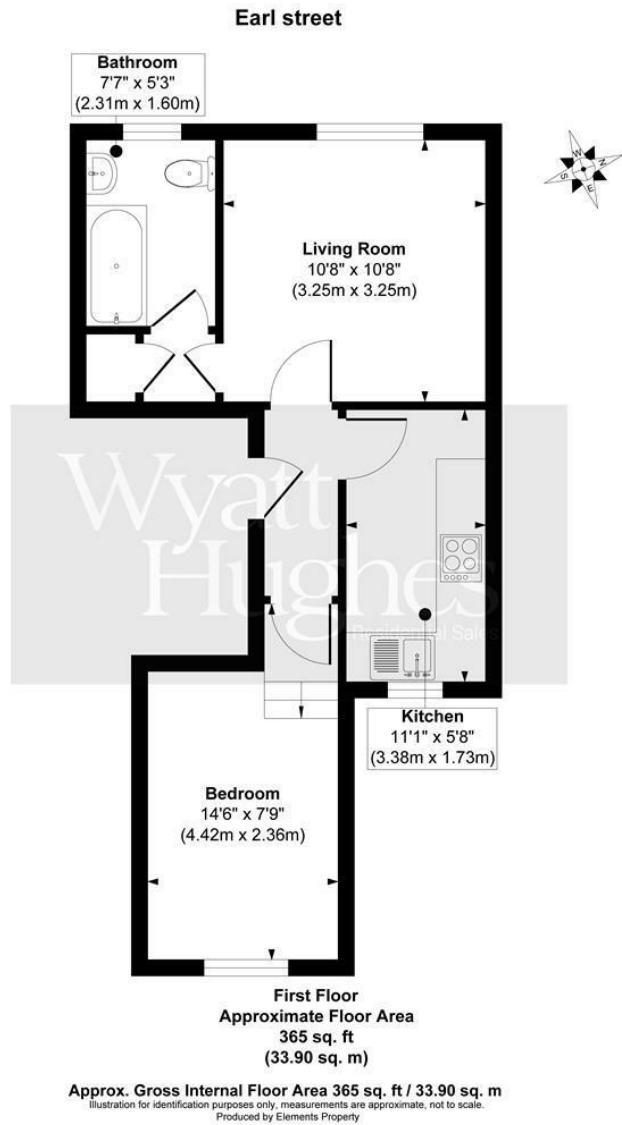
Perhaps you need to commute? A short walk away is Hasting train station, with direct links to many of the near by towns and cities, including London and Brighton.

This home would be ideal as a first-time purchase or as an investment.

Ready to move into with a long lease, this new listing will be a popular one, get in touch to arrange your viewing today.

- Council Tax A
- Leasehold- 150 Years Remaining
- One Bedroom
- Central Location
- EPC C
- Good Order Throughout
- Gas Central Heating
- £1,500 Service Charge(PA)
- £0 Ground Rent
- Close To Hastings Station





Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>				(92 plus) <b>A</b>			
(81-91) <b>B</b>				(81-91) <b>B</b>			
(69-80) <b>C</b>				(69-80) <b>C</b>			
(55-68) <b>D</b>				(55-68) <b>D</b>			
(39-54) <b>E</b>				(39-54) <b>E</b>			
(21-38) <b>F</b>				(21-38) <b>F</b>			
(1-20) <b>G</b>				(1-20) <b>G</b>			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC		<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.



