



**Cornwallis Gardens**  
**Hastings, TN34 1LR**  
**Guide price £170,000 Leasehold**

**Wyatt  
Hughes**  
Residential Sales

## Cornwallis Gardens, Hastings, TN34 1LR

Step back in time with modern comfort: charming 2-bed Victorian flat in the bustling Cornwallis Area. Immerse yourself in the timeless charm of a Victorian era conversion, while enjoying the modern conveniences you crave, in this captivating two-bedroom home.

Spacious and well-positioned this flat boasts:

**Generous Rooms:** The main living space and first bedrooms offer ample space for double bed, furniture, and a touch of your personal style.

**High ceilings and Herringbone Floors;** Bask in the grandeur of tall ceilings and solid and well presented herringbone flooring throughout.

**Light-filled living room:** Unwind in the expansive living room, bathed in natural light streaming through large sash windows. Perfect for movie nights, cozy gatherings, or working from home.

**Character and convenience:** This charming flat seamlessly blends period features with modern updates, offering the best of both worlds.

Beyond the flat:

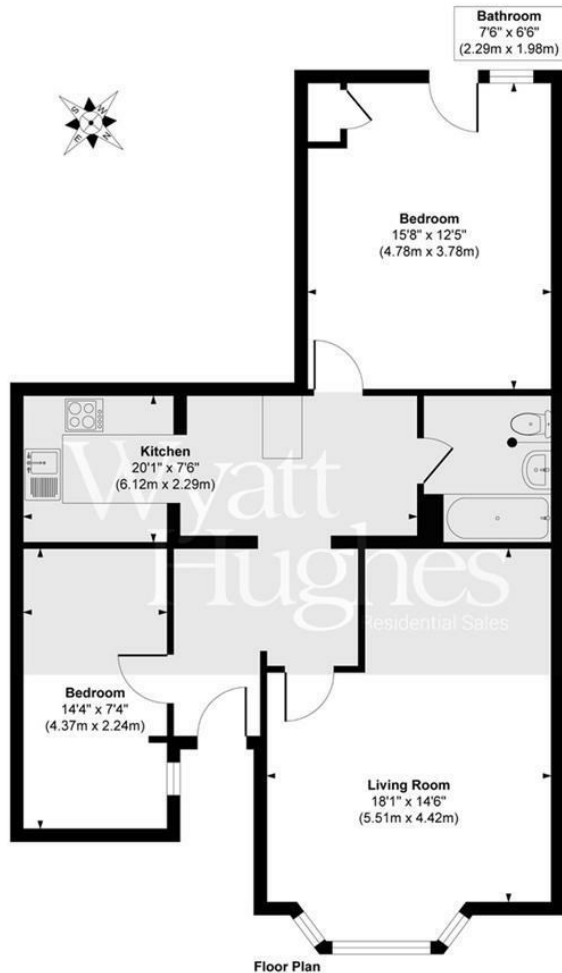
**Prime location:** Enjoy the buzz of the Cornwallis Area with its trendy bars, restaurants, and diverse shops.

**Excellent transport links:** Easily navigate commuting with convenient access to the local Hastings train station, with direct links to London terminals.

Don't miss your chance to live in this unique and sought-after flat. Contact local agent Wyatt Hughes today to arrange a viewing!

- Council Tax A
- Service Charge £950PA
- Chain Free
- Herringbone Flooring
- Close To Train Station
- EPC D
- £0 Ground Rent
- 100 Years Remaining on Lease
- Two Bedrooms
- Add Your Personal Style





**Approx. Gross Internal Floor Area 839 sq. ft / 77.94 sq. m**  
 Illustration for identification purposes only, measurements are approximate, not to scale.  
 Produced by Elements Property



Energy Efficiency Rating		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	77	<b>England &amp; Wales</b>
		68	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.

18 Grand Parade, Hastings, East Sussex, TN37 6DN  
 Tel: 01424 423110  
 Email: sales@wyatthughes.co.uk  
 www.wyatthughes.co.uk

