



**Ashburnham Road**  
**Hastings, East Sussex TN35 5JN**  
**Asking price £195,000 Leasehold**

**Wyatt  
Hughes**  
Residential Sales



## Ashburnham Road, Hastings, East Sussex TN35 5JN

A delightful one/two bedroom ground floor flat in the popular Clive Vale area of Hastings. This well-presented property offers spacious living accommodation, including a generous kitchen/diner, comfortable living room, bedroom, bathroom, private rear garden, and off-street parking.

The kitchen/diner is the heart of the home, requires some updating but flooded with natural light and offering plenty of space for dining and entertaining. It features a range of storage cupboards and space for essential appliances. The living room benefits from a bay window overlooking the front, providing a bright and welcoming space to relax. The bedroom is a good size, and the bathroom is fitted with a white suite.

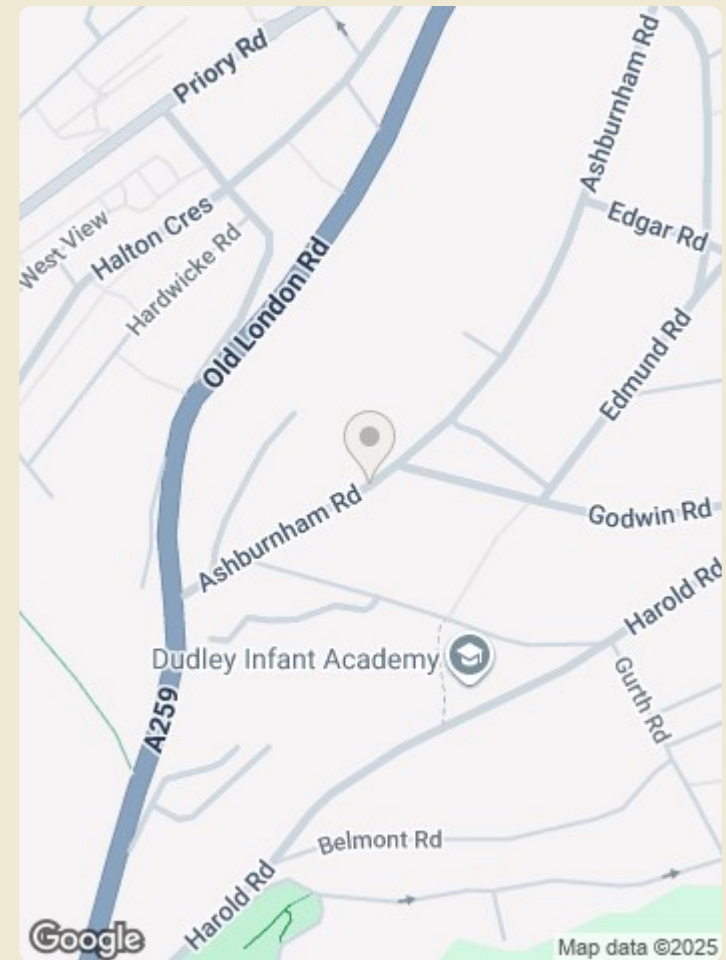
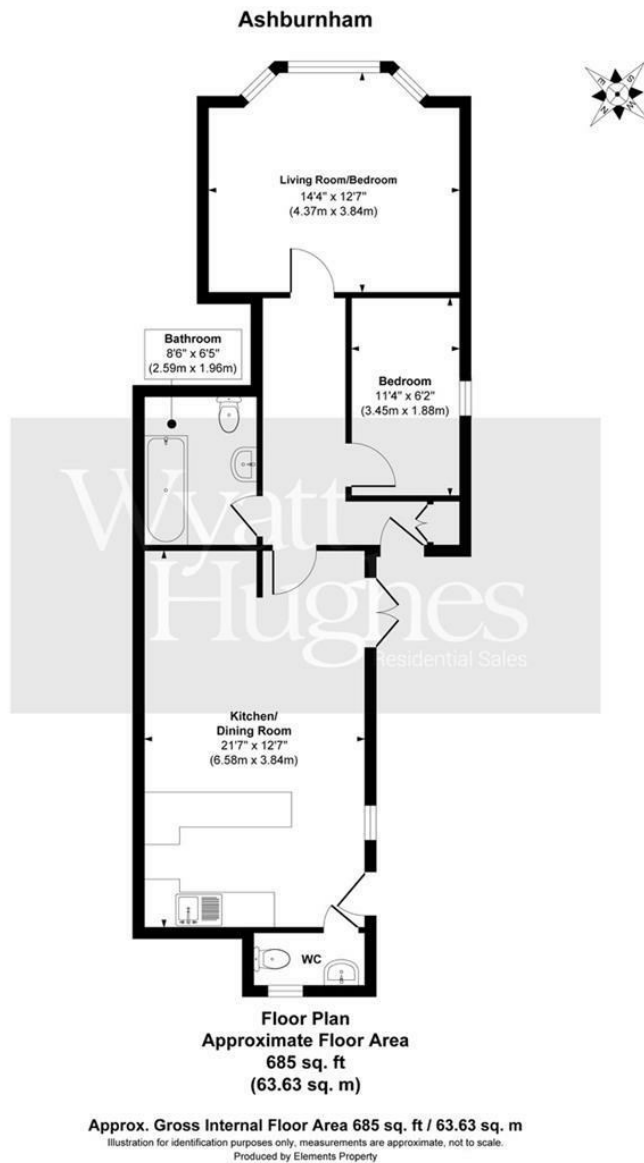
Outside, the private rear garden offers decking and lawn, ideal for alfresco dining or enjoying quiet summer evenings. The property is offered with no onward chain, making it an excellent opportunity for first-time buyers or investors.

Clive Vale is a sought-after residential area, well-located with excellent transport links and just a short walk from Hastings Old Town and the seafront. Local amenities, including shops, supermarkets, restaurants, and pubs, are all within easy reach. The area is also well-served by schools, and the surrounding countryside provides ample opportunities for walking, cycling, and outdoor recreation.

This charming flat combines practical living with a convenient location, offering a comfortable and versatile home in one of Hastings' most popular areas.

- A New 199 year lease with no ground rent
- No onward chain
- EPC rating D
- 33% service charge of annual expenditure for the building
- Private garden
- 685 sq ft
- Tax band A
- Allocated parking space
- Ground floor flat





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

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