



Wyatt
Hughes
Residential Sales

**Lower Park Road
Hastings, TN34 2LD
Auction Guide £340,000 Leasehold**

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Spacious Living with Parkside Charm: Five-Bedroom Duplex Flat near Alexandra Park, Hastings

Seeking a spacious and vibrant home in a sought-after location? Look no further than this unique five-bedroom duplex flat, ideally situated near the sprawling greens of Alexandra Park in Hastings. This exceptional property offers ample space for families, shared living, or those who desire a flexible and comfortable living arrangement.

Five well-proportioned bedrooms: Each bedroom provides ample space and flexibility, making it ideal for families, multigenerational living, or creating dedicated home offices, playrooms, or guest rooms.

This 1427Sq.Ft home offer a new buyer an opportunity to put their own stamp on the place with some decoration required throughout.

Beyond the walls:

Prime location: Situated a stone's throw from Alexandra Park, this flat offers a tranquil escape from the hustle and bustle of the city while remaining close to local amenities. Enjoy leisurely strolls through the park, picnics on the green, or participate in various sporting activities right on your doorstep.

Vibrant Hastings: Explore the charming town of Hastings with its independent shops, cafes, and historical landmarks. Take a stroll along the seafront, soak up the sun on the beach, or delve into the town's rich history and vibrant cultural scene.

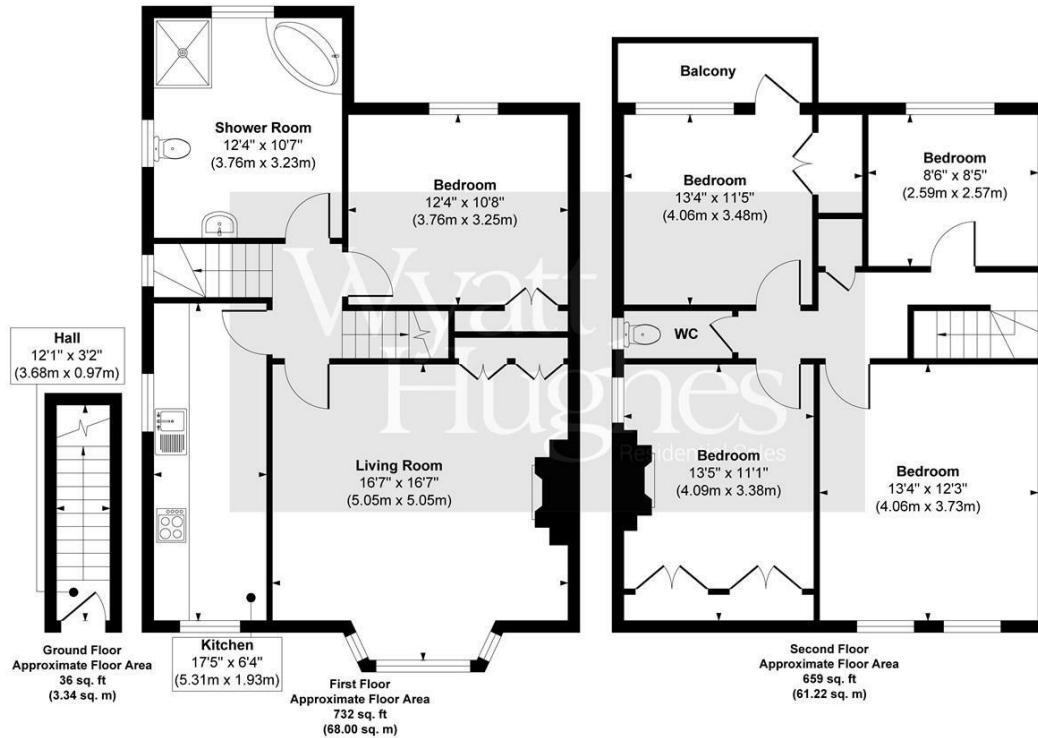
Excellent transport links: Easily connect to other parts of Sussex and beyond with convenient access to local bus and train services.

Being offered for sale via auction with an auction date of the 27/7/24

Get in touch with local agent Wyatt Hughes to arrange your viewing today

- EPC E
- LEASEHOLD
- £20 GROUND RENT PA
- 1427 SQUARE FEET
- FIVE BEDROOMS
- COUNCIL TAX C
- 125 YEAR LEASE FROM 2001
- £1016 SERVICE CHARGE PA TO INCLUDE BUILDING INSURANCE
- CHAIN FREE
- AUCTION DATE 22/7





Approx. Gross Internal Floor Area 1427 sq. ft / 132.56 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ 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 ₂ emissions
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC

Energy Efficiency Rating: 76 (Current), 48 (Potential)

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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