



OAKFIELD



Grange Road, Hastings TN34 2RL

Price Guide £275,000



## Grange Road, Hastings TN34 2RL

\*Guide price £275,000 - £285,000\*

Welcome to this charming upper ground level flat located on Grange Road in the picturesque town of Hastings. This delightful property boasts a spacious layout with one reception room, two bedrooms, and two bathrooms, offering ample space for comfortable living.

Situated in a secluded area, this flat provides a peaceful retreat from the hustle and bustle of everyday life. Surrounded by beautiful woodlands, the setting is perfect for nature lovers and those seeking tranquility.

One of the standout features of this property is the allocated parking, ensuring convenience for residents with a vehicle. Whether you're a first-time buyer, a small family, or someone looking for a peaceful getaway, this flat offers a wonderful opportunity to create a cosy and inviting home.

Don't miss out on the chance to make this lovely flat your own and enjoy the serene surroundings that come with it. Contact us today to arrange a viewing and take the first step towards owning this fantastic property in Hastings.





### Living Room/Kitchen

21'8 x 17'5 (6.60m x 5.31m)

### Bedroom

15'9 x 9'10 (4.80m x 3.00m)

### Ensuite

8'2 x 4'11 (2.49m x 1.50m)

### Bedroom

14'1 x 7'10 (4.29m x 2.39m)



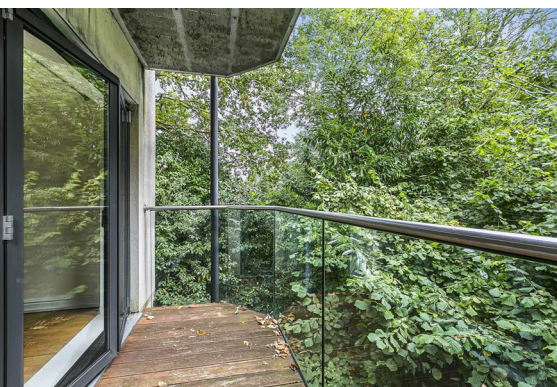
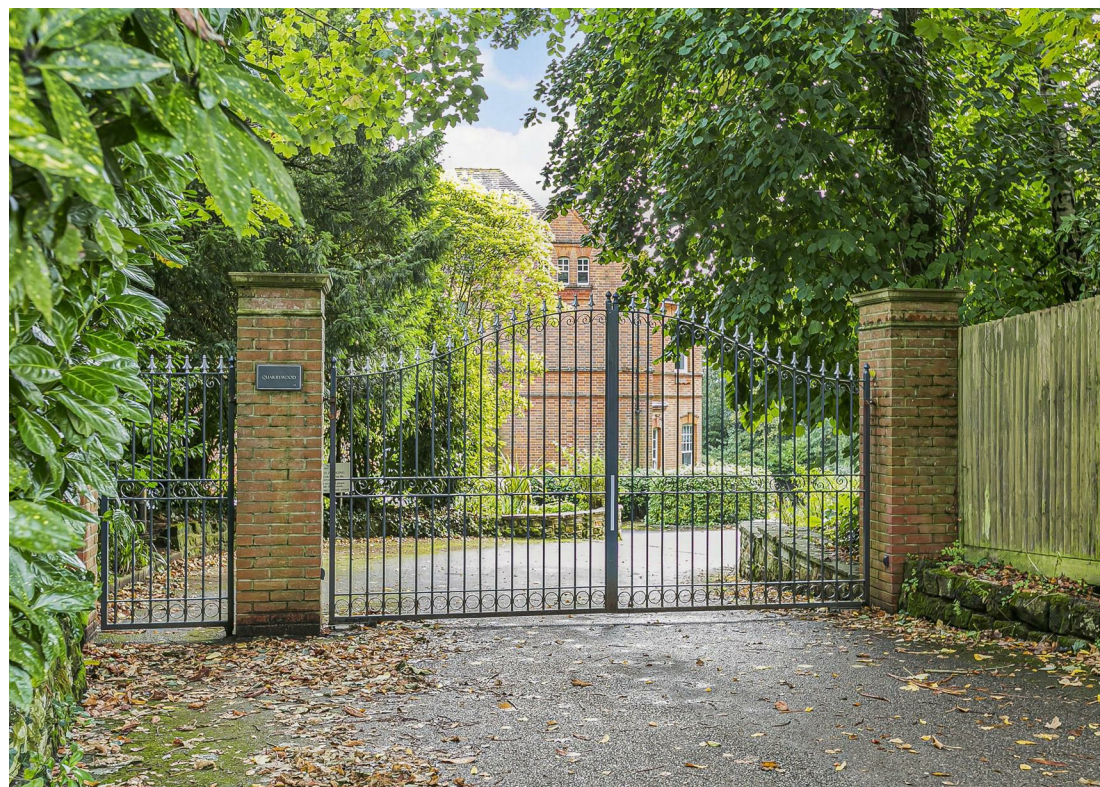
### Bathroom

7'10" x 5'6" (2.39m x 1.70m)

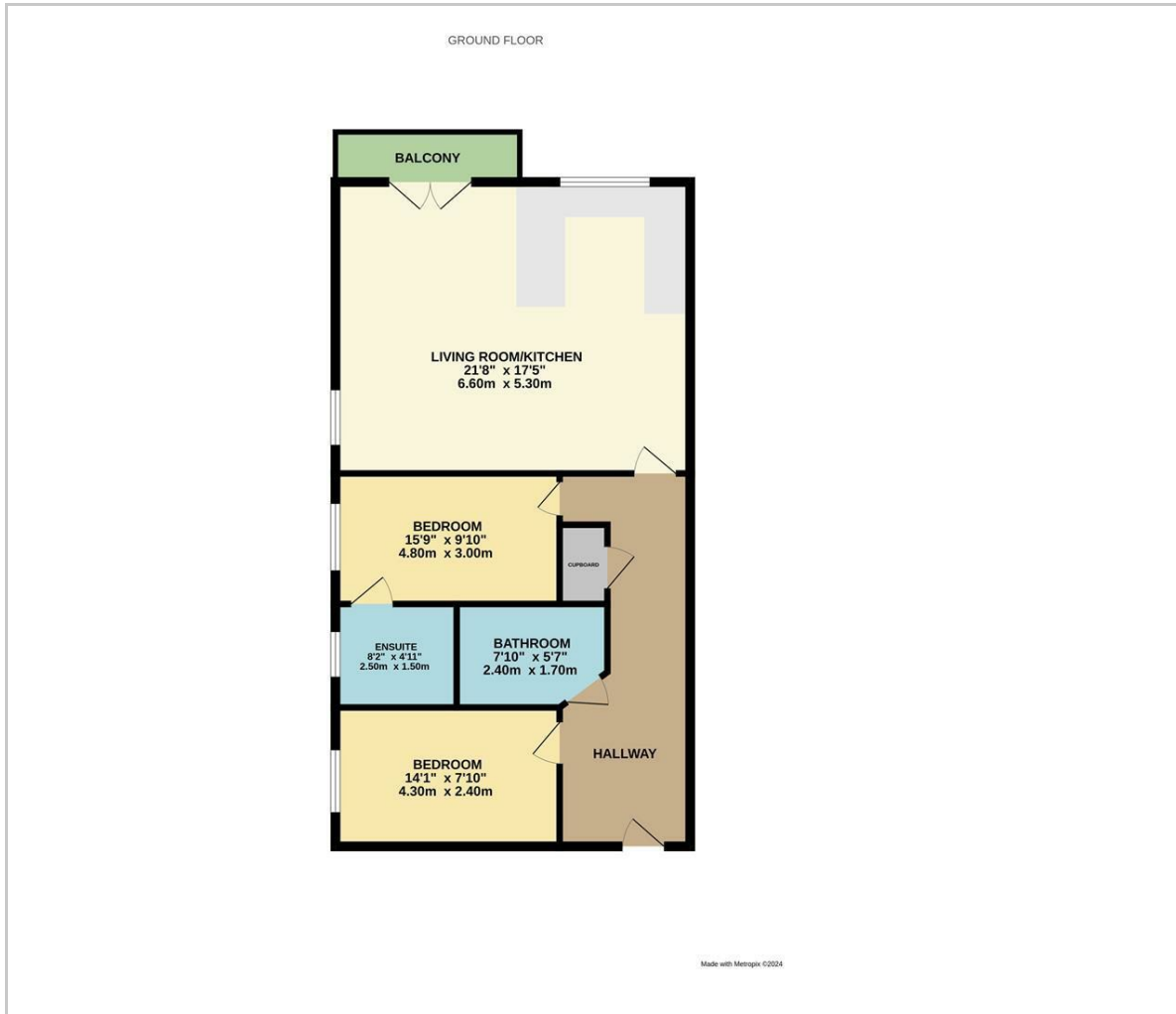
**Council Tax Band - C £2,167 per annum**

### Lease Information

The seller advises that the property is offered as leasehold and has approximately 112 years remaining on the lease. The service charge is £1,900 per annum and a ground rent of £250 per annum. The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain verification from their solicitors or surveyor.



## Floor Plan

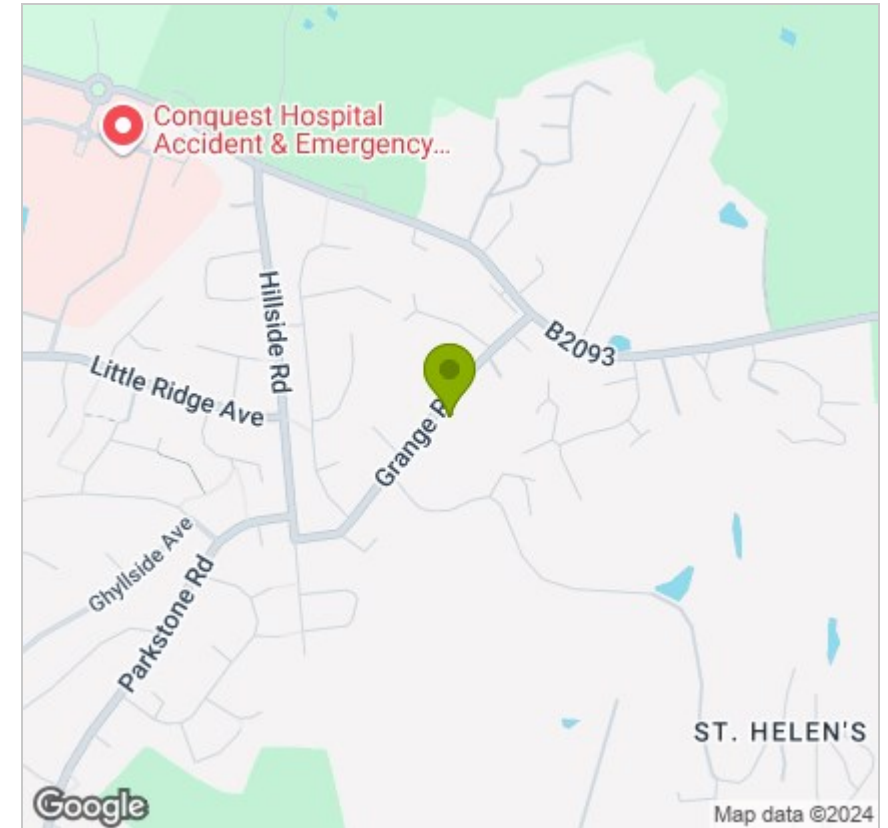


## Viewing

Please contact us on 01424 722122 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Area Map



## Energy Efficiency Graph

