



**Waterworks Road, Hastings TN34 1RT**

**welcome to**

**Waterworks Road,Hastings**

The property is accessed from communal entrance with staircase leading to first floor, a further private front door leads into the hall with lounge/kitchen out to balcony, bedroom one with balcony, second bedroom and bathroom.



### Communal Entrance

Access via communal front door with staircase leading to private front door into

### Entrance Hall

### Lounge/ Kitchen

19' 5" x 13' 5" ( 5.92m x 4.09m )

### Balcony

### Bedroom One

### Balcony

### Bedroom Two

11' x 8' 9" ( 3.35m x 2.67m )

### Bathroom



Total floor area 64.7 m<sup>2</sup> (697 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



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## Waterworks Road, Hastings

- First Floor Flat
- Two Bedrooms
- Open Plan Lounge/Kitchen
- Two Balconies
- Bathroom

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 150 years from 01 Jan 2018. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £195,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HAS121701 - 0003

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