



**Edmund Road, Hastings TN35 5LE**



**welcome to**

**Edmund Road, Hastings**

A well presented two bedroom first floor flat, offering two good size bedrooms, ample living space and its own private rear garden. Located in a popular residential area of Hastings close to the Old town.





**Hallway**

**Living Room**

15' 9" max x 11' 2" max ( 4.80m max x 3.40m max )

**Kitchen**

15' 9" x 6' 9" ( 4.80m x 2.06m )

**Bedroom One**

12' 8" x 11' 2" ( 3.86m x 3.40m )

**Bedroom Two**

13' 4" x 10' 7" ( 4.06m x 3.23m )

**Shower Room**

**Total floor area 68.1 m<sup>2</sup> (733 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)

welcome to

## Edmund Road, Hastings

- GARDEN FLAT
- FIRST FLOOR
- TWO DOUBLE BEDROOMS
- PRIVATE REAR GARDEN
- SPACIOUS LOUNGE

Tenure: Leasehold EPC Rating: D

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

# £250,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HAS121758 - 0005

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