



**Emmanuel Road, Hastings TN34 3LE**



**welcome to**

## **Emmanuel Road, Hastings**

A first-floor, two-bedroom flat with spacious rooms, bay windows in the master bedroom and lounge, a fitted kitchen, and a bathroom with a shower over the bath. Close to local amenities, schools, and transport links, it offers a perfect blend of comfort, convenience, and accessibility.





## Hallway

## Lounge

15' x 11' ( 4.57m x 3.35m )

## Kitchen

11' 1" x 9' 1" ( 3.38m x 2.77m )

## Bedroom One

14' 1" x 11' ( 4.29m x 3.35m )

## Bedroom Two

11' x 10' 1" ( 3.35m x 3.07m )

## Bathroom

Total floor area 68.5 m<sup>2</sup> (737 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

## Emmanuel Road, Hastings

- TWO BEDROOM FLAT
- FIRST FLOOR
- FITTED KITCHEN
- 50% SHARE OF FREEHOLD
- CLOSE TO LOCAL AMENITIES

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.

offers in excess of

**£180,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [fox-and-sons.co.uk/Property/HAS119711](https://fox-and-sons.co.uk/Property/HAS119711)



Property Ref:  
HAS119711 - 0003

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