



Brackendale, Hastings TN35 5HN

fox & sons

welcome to

Brackendale, Hastings

A ground floor flat being sold with no onward chain, offering its own private garden and private parking space.



This ground floor flat is located close to Ore with local shops and amenities nearby and within easy access to Hastings Old town and the beach. Internally the flat offers a private entrance that leads into the entrance hall. The hallway leads into a large bedroom with big wardrobes and a wetroom shower room. the hallway also leads into the spacious lounge/dining room which offers storage cupboards and has doors leading to the private rear garden and also leads into the fitted kitchen. The kitchen offers a range of wall and base units with white goods of a washing machine and a fridge/freezer. Outside, the property provides a large decked seating area with stairs down to a second tier which offers a large shed, however the shed is in need of repair with damage to the roof currently. This flat is being sold chain free with the vendor happy to leave all furniture in the property. Perfect for first time buyers, or an investment opportunity.

Entrance Hall

Living Room

18' 1" x 9' (5.51m x 2.74m)

Kitchen

8' 1" x 8' 1" (2.46m x 2.46m)

Bedroom

13' 5" x 10' (4.09m x 3.05m)

Shower Room



view this property online fox-and-sons.co.uk/Property/HAS123538



welcome to

Brackendale, Hastings

- CHAIN FREE
- GARDEN FLAT
- LARGE BEDROOM
- ALLOCATED PARKING
- LONG LEASE

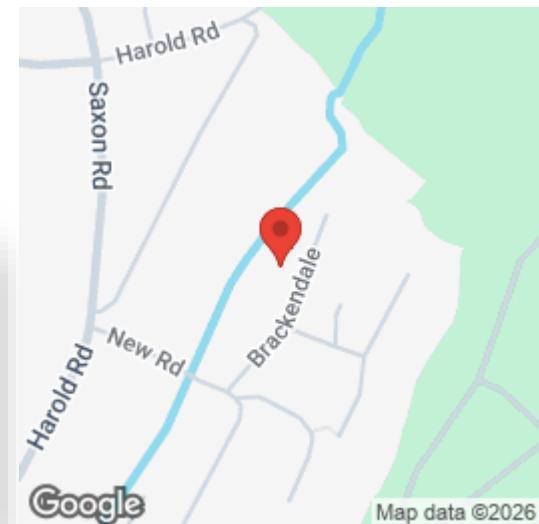
Tenure: Leasehold EPC Rating: Awaited

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 24 Jun 1975.
Should you require further information please contact the branch. Please Note additional fees
could be incurred for items such as Leasehold packs.

£140,000



view this property online fox-and-sons.co.uk/Property/HAS123538

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:
HAS123538 - 0002



01424 722177



hastings@fox-and-sons.co.uk



33 Havelock Road, HASTINGS, East Sussex,
TN34 1BE



fox-and-sons.co.uk