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**Ground Floor Flat, 188 Hughenden Road, Hastings, East Sussex TN34 3TA  
Guide Price £120,000**



**\*\*CASH BUYERS ONLY\*\*** Rush Witt & Wilson welcome to the market this double fronted ground floor apartment conveniently located to Ore railway station, bus routes and amenities. The property is found in good order with double glazing, gas central heating, character features and a healthy blend of modern fixtures and fittings. The accommodation comprises of its own private entrance hall, bay fronted lounge, fitted kitchen/diner, two double bedrooms with pleasant views to the rear, bathroom and a separate W/C. Offered for sale chain free to a residential buyer or to a buy-to-let investor.

This property is for sale by Modern Method of Auction and viewers/bidders' personal data will be shared with IAM-Sold Ltd (the Auctioneer). Buyer & Seller are to complete the transaction within a 56 Day Reservation Period. If buying with a mortgage, check the properties suitability with your lender before bidding. The buyer will sign a Reservation Agreement and make payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,000 inc VAT. The Reservation Fee is paid in addition to the purchase price and is considered within the calculation for stamp duty. Buyers are to provide the Auctioneer with proof of funding and complete ID checks. Buyer also pays £300 inc VAT for a Buyer Information Pack which viewers should review fully before bidding. Where services are recommended, the Agent or Auctioneer will be paid for the recommendation. Recommended services are optional.







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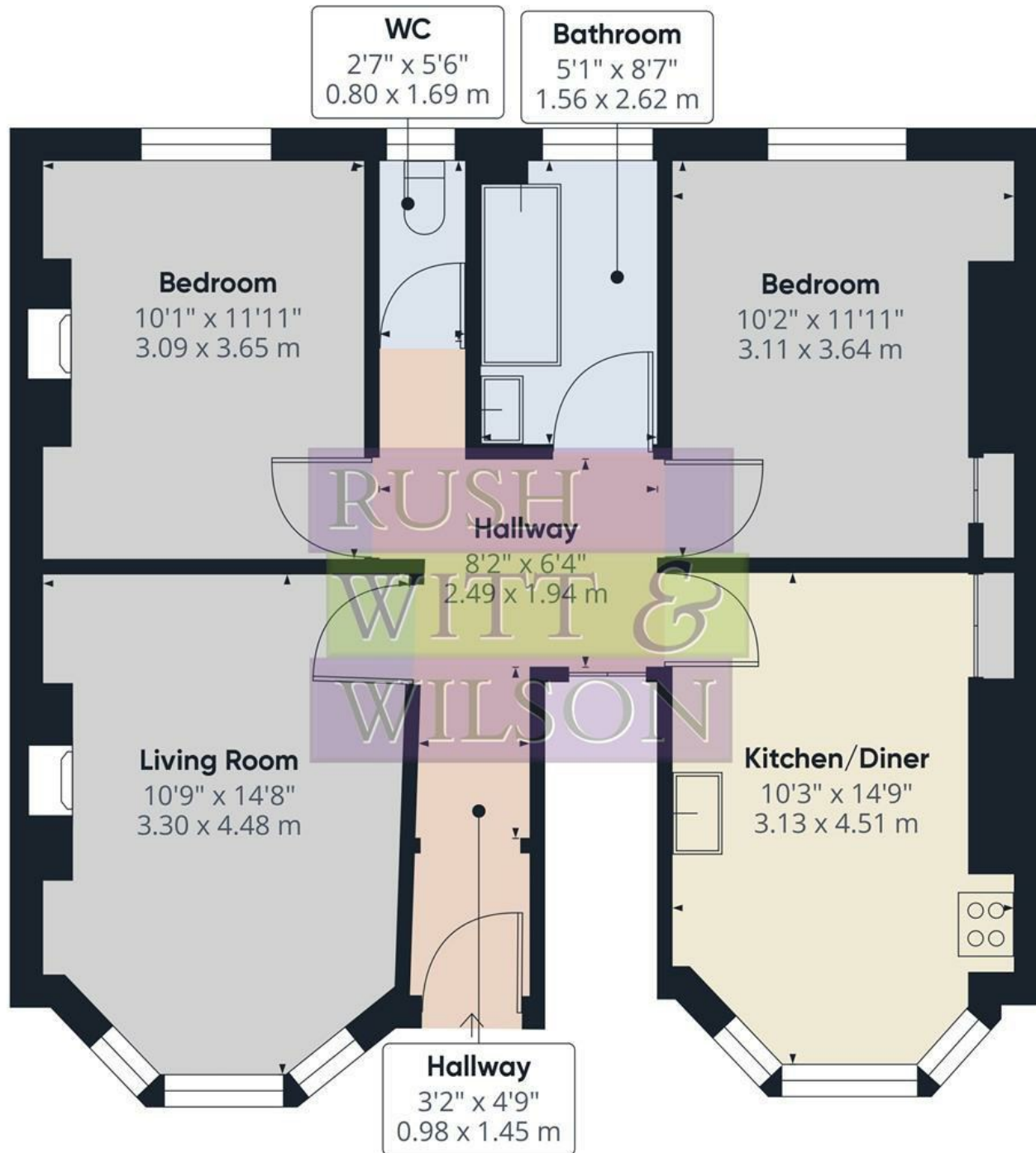
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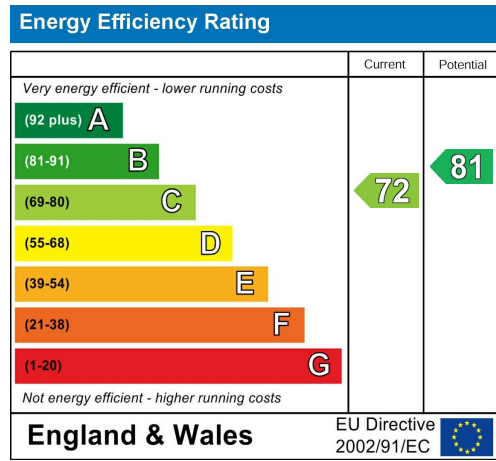
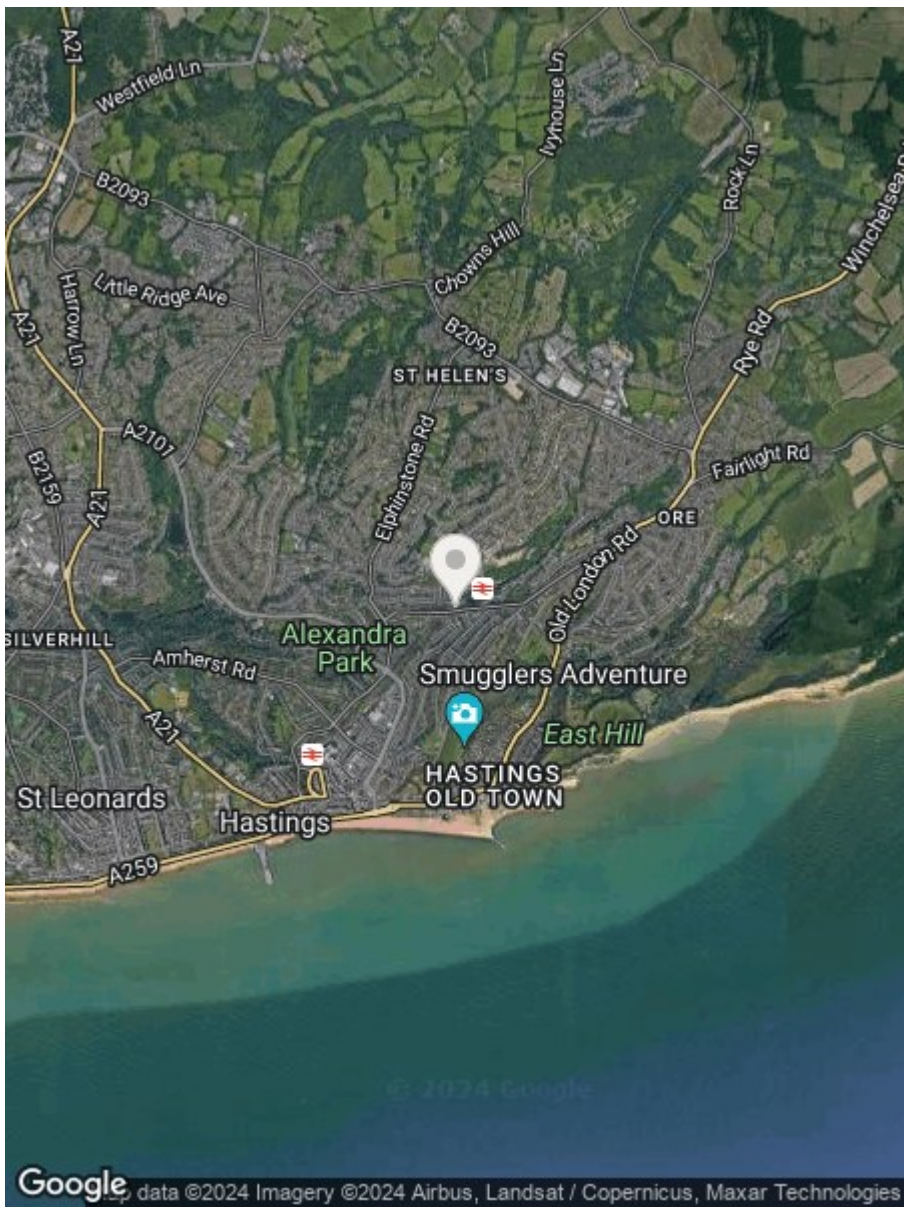


**Approximate total area<sup>(1)</sup>**  
664.94 ft<sup>2</sup>  
61.77 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.





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