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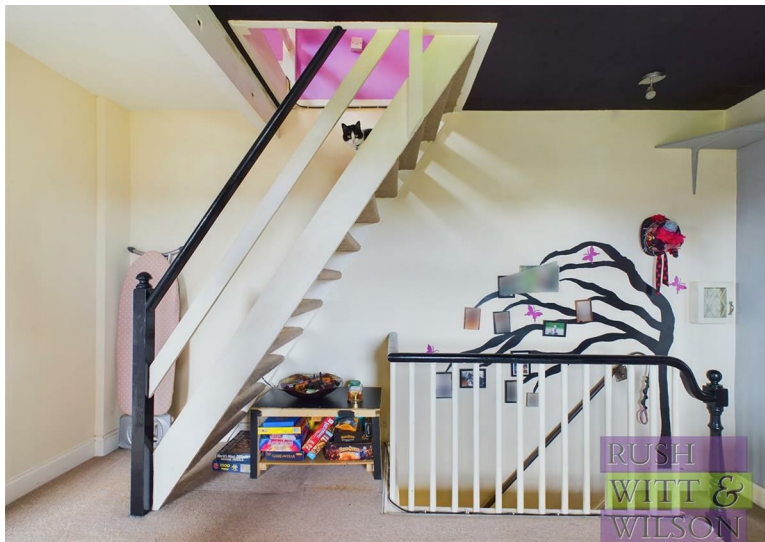


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4a West View, Hastings, TN34 3NZ
Guide Price £120,000

We are delighted to present an exceptional two bedroom upper floor maisonette with an additional loft room, located in the desirable West Hill area of Hastings. Boasting spectacular views over Hastings and out to sea, this property is offered CHAIN FREE. This versatile home spans two floors, featuring a private entrance, spacious open-plan lounge and dining room, well-appointed kitchen, two bedrooms, and a bathroom. The heated loft room, accessible via a fixed wooden staircase, adds valuable extra space with two Velux windows. The property includes gas-fired central heating and double glazing for comfort. Conveniently close to Hastings Old Town and local amenities, this maisonette must be viewed to fully appreciate its prime location and generous space. Don't miss this fantastic opportunity!

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.

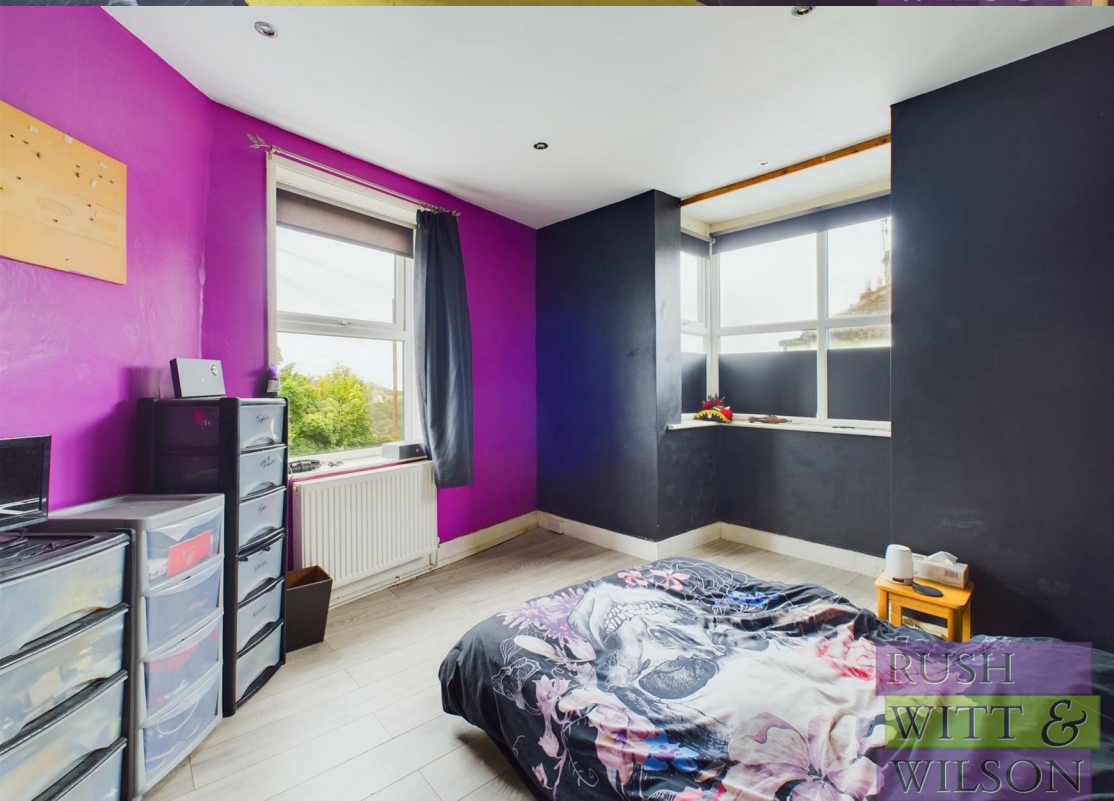




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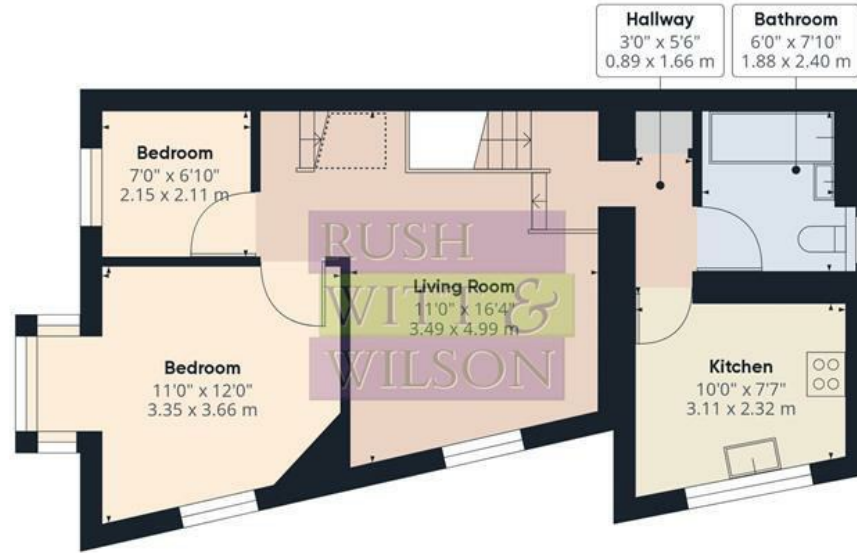


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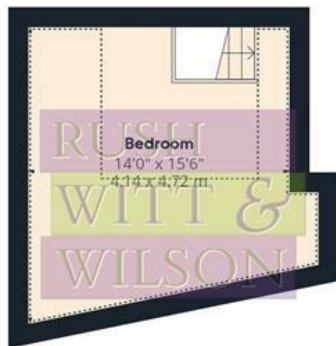




Floor 0



Floor 1



Floor 2



Approximate total area⁽¹⁾

795.35 ft²

73.89 m²

Reduced headroom

134.23 ft²

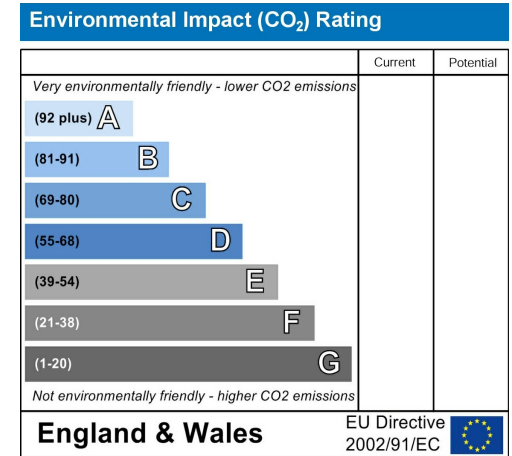
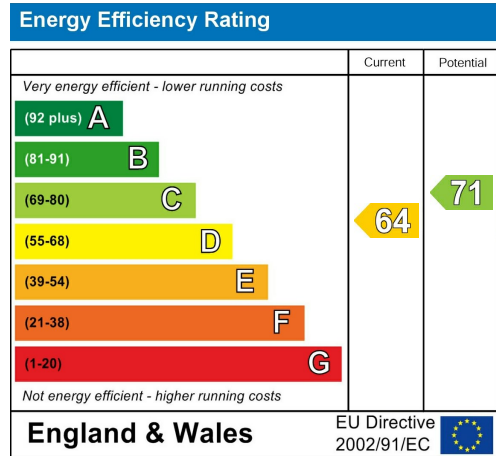
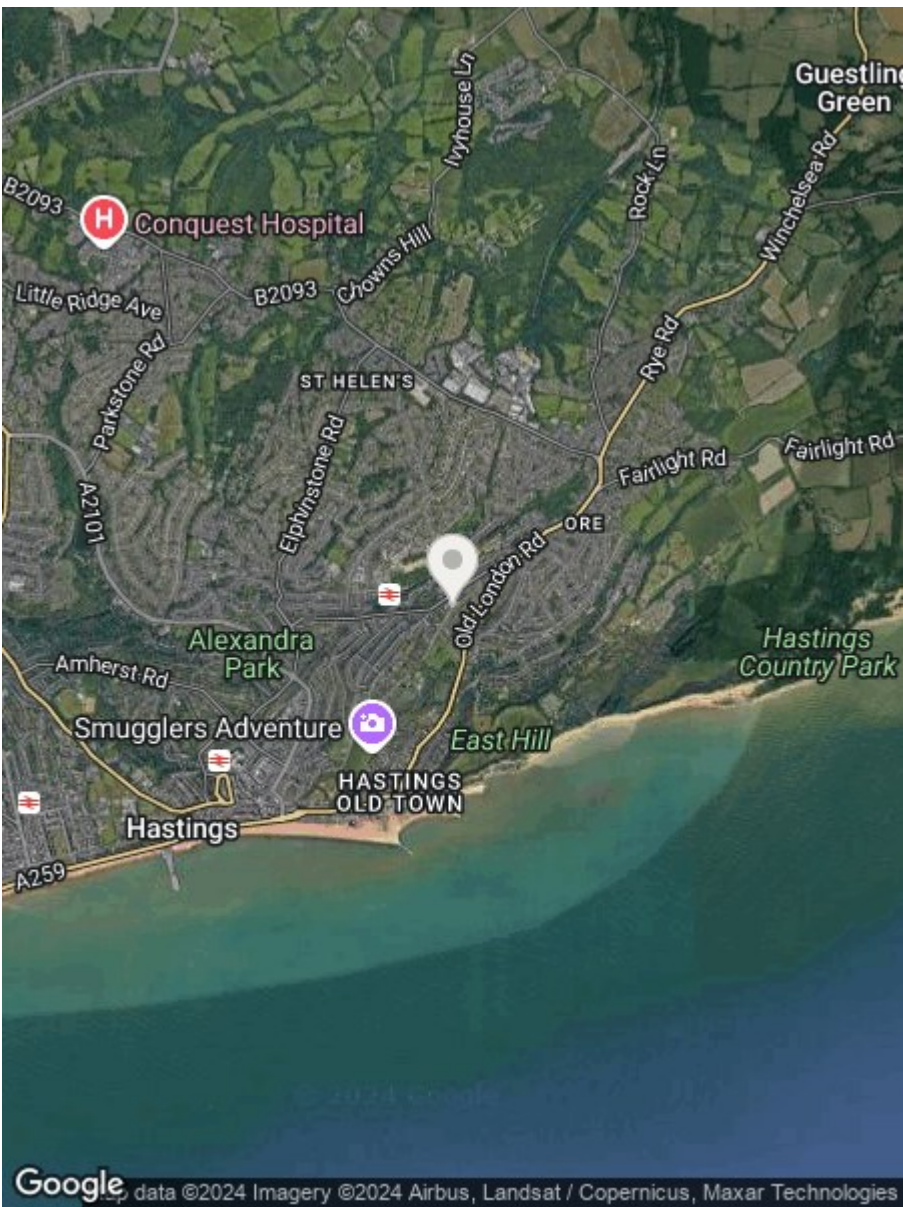
12.47 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

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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