

**RUSH
WITT &
WILSON**



Flat 7, 3 Nelson Road, Hastings, TN34 3RX
Offers In Excess Of £130,000 Leasehold

Nestled in the heart of Hastings, on the desirable Nelson Road, this charming third-floor apartment presents an excellent opportunity for both first-time buyers and investors alike. This one-bedroom flat is part of a well-converted building, offering a modern and comfortable living space. Upon entering, you will find an inviting open-plan lounge and kitchen area, perfect for entertaining or simply enjoying a quiet evening at home. The fitted kitchen comes complete with essential appliances, including a fridge/freezer, dishwasher, and washing machine, ensuring convenience and ease in your daily routine. The double bedroom provides a peaceful retreat, while the bathroom is well-appointed to meet your needs. This property benefits from gas central heating and double glazing, ensuring warmth and comfort throughout the year. The location is particularly advantageous, as it is within walking distance to Morrisons Supermarket, the bustling town centre, and the mainline railway station, providing excellent transport links for commuters. With its blend of modern amenities and a prime location, this apartment is a wonderful opportunity to embrace the vibrant lifestyle that Hastings has to offer. Don't miss your chance to make this delightful flat your new home.









Approximate total area⁽¹⁾

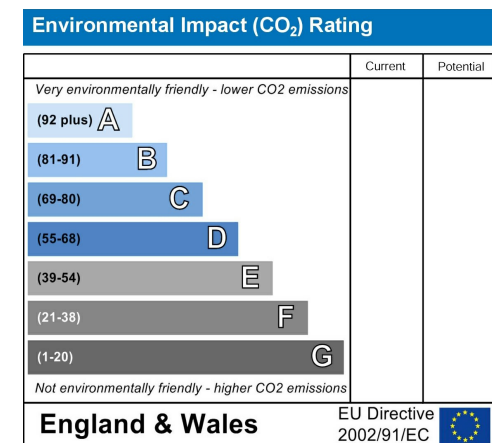
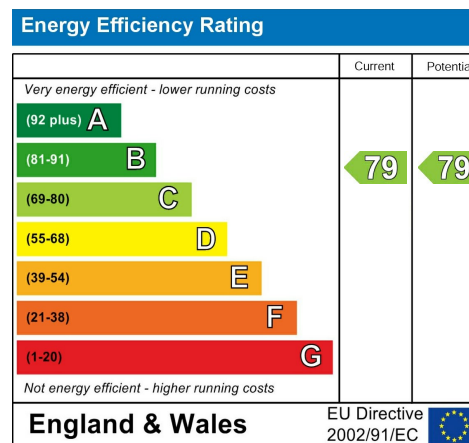
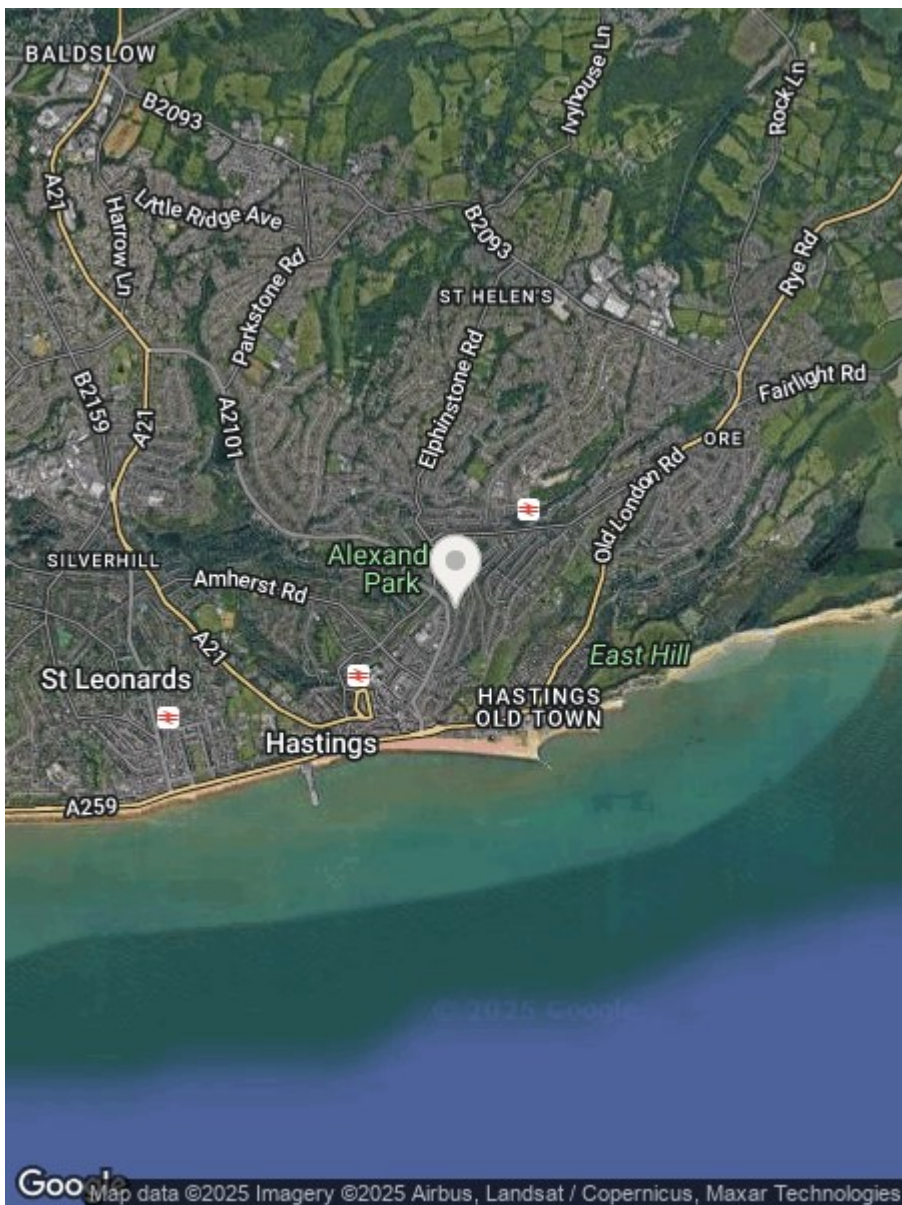
35.2 m²

379 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



None of the services or appliances mentioned in these sale particulars have been tested.

It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.

Council Tax Band – A

A property may be subject to restrictive covenants and a copy of the title documents are available for inspection.

If you are seeking a property for a particular use or are intending to make changes please check / take appropriate legal advice before proceeding.

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