

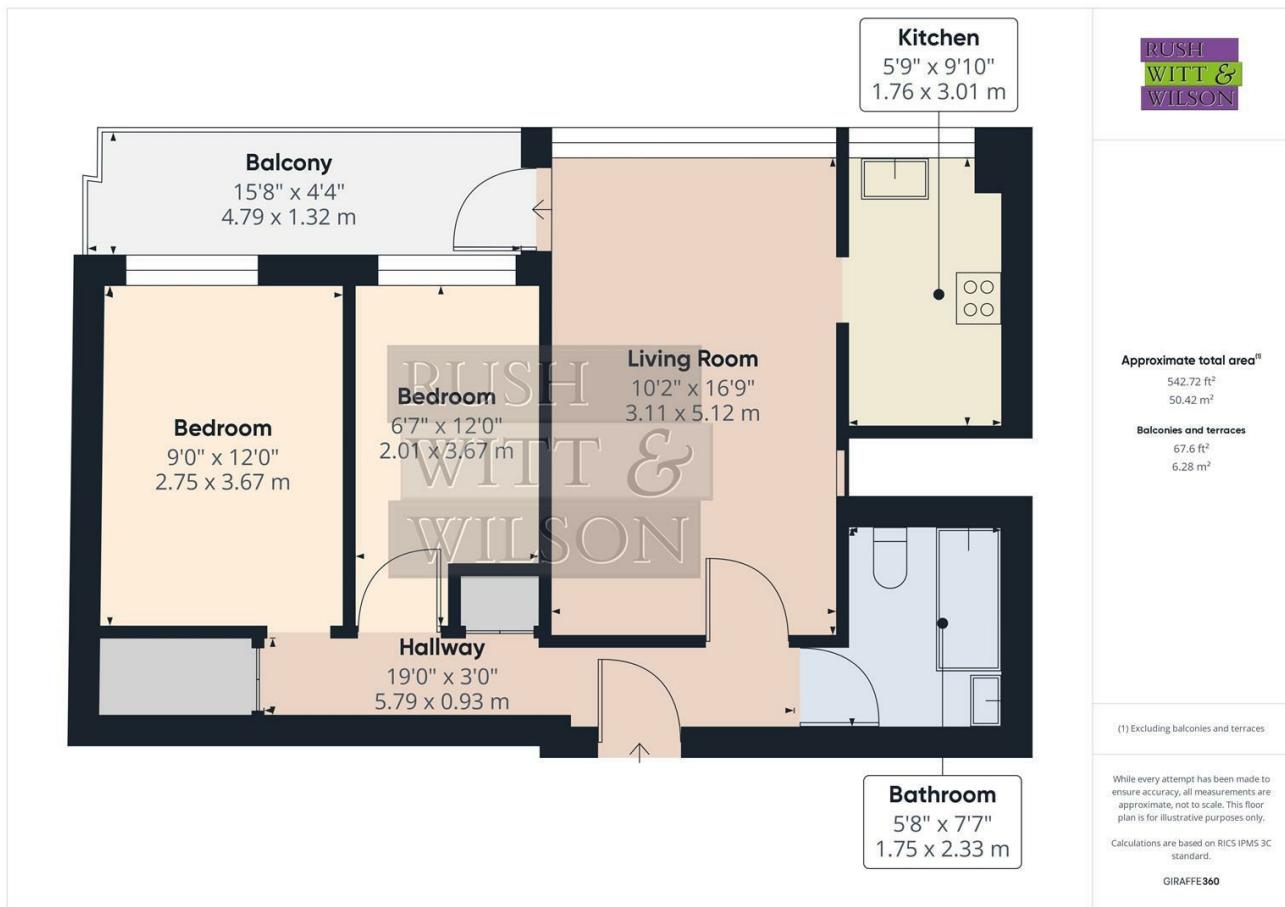


**16 Hughenden Court Mount Pleasant Road,  
Hastings, East Sussex TN34 3ST  
Offers In Excess Of £50,000 - Leasehold**

PUBLIC NOTICE – The vendor has been in receipt of an offer of £68,000 subject to contract for the above property. Anyone wishing to place a higher offer must do so before legal exchange of contracts.

Rush Witt & Wilson are pleased to offer this two bedroom first floor apartment benefiting from an allocated underground parking space and balcony with slight sea views. Hughenden Court is a very well maintained block and is situated on a main bus route close to local amenities and within walking distance of Hastings town centre, Alexandra Park and both Ore and Hastings train stations. The accommodation comprises of an entrance hall with storage, lounge with access out to a balcony, modern fitted kitchen, family bathroom, double bedroom and a large single bedroom. The property is in need of a lease extension and is being sold to CASH BUYERS ONLY.





Council Tax Band - A

**Fixtures and fittings:** A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

#### Important Notice:

- Particulars:** These particulars are not an offer or contract, nor part of one. You should not rely on statements by Rush, Witt & Wilson in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Rush, Witt & Wilson nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).
- Photos, Videos etc:** The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.
- Regulations etc:** Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC