



JOHN BRAY & SONS

1 Wellington Lodge
Wellington Road, Hastings, TN34 3RW
Offers In Excess Of £120,000



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3RW

The property: a bright one bedroom flat located on the lower floor of this purpose built block with elevated views across the neighbouring rooftops. The accommodation comprises a charming living room which is open to the modern fitted kitchen, there is a separate bedroom and a bathroom with a shower over the bath. The property has been newly carpeted throughout and is being sold with no onward chain

The location: Centrally located to both Hastings Town Centre and the Old Town. It's enviably positioned only a short walk to the West Hill, the beach and Hastings mainline train station with connections to London.

- Share of freehold.
- 79-year lease, which can be extended at low cost.
- Service charges: £772,58 PA last paid. Paid twice a year (£380 twice a year)
- Works completed over the last 5 years to include the exterior decoration, roofing, internal lighting, emergency lighting, and emergency fire doors.
- Council Tax band A

Living room
14'9" x 13'5" (4.52 x 4.09)

Kitchen
6'7" x 5'10" (2.03 x 1.79)

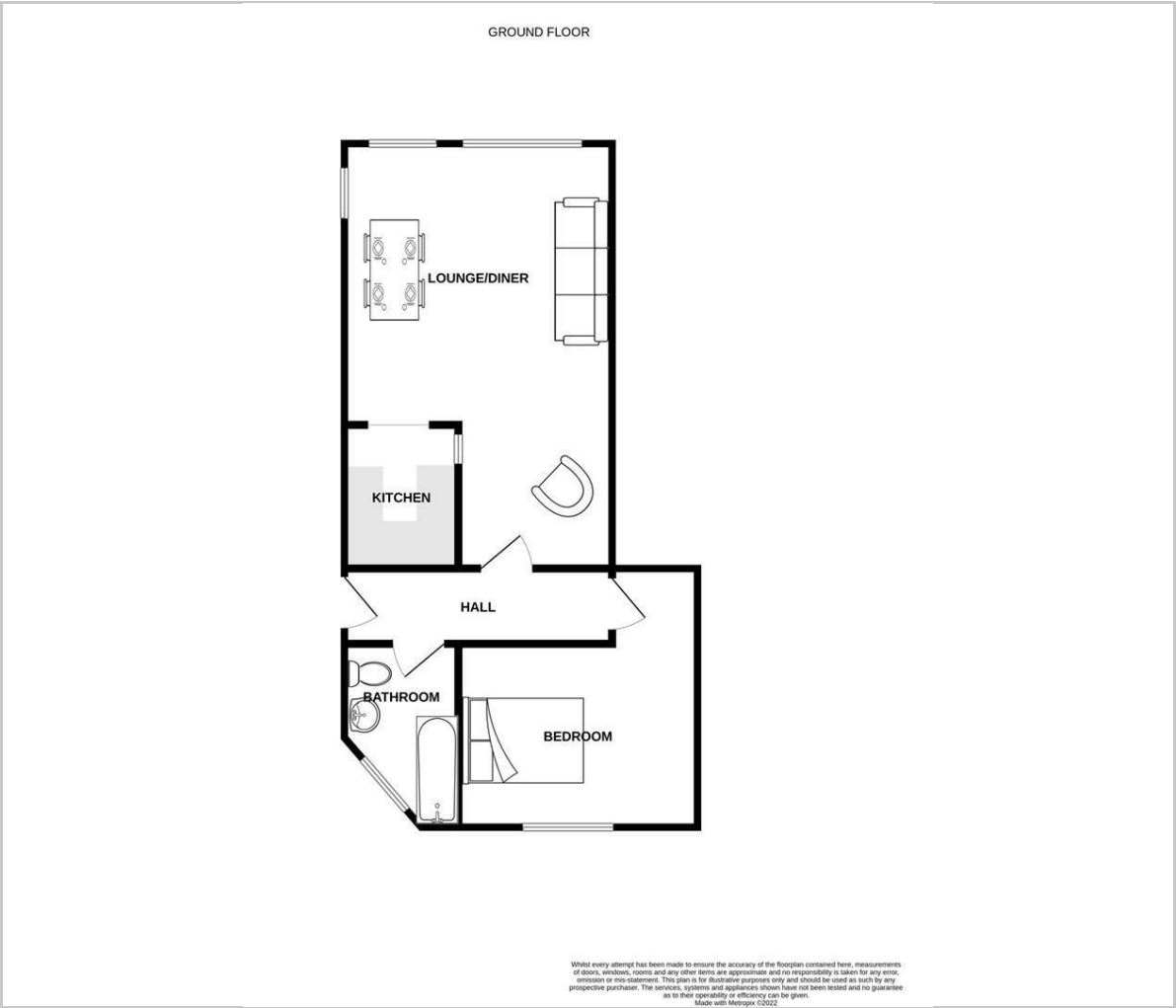
Bedroom one
10'1" x 9'1" (3.08 x 2.78)

Bathroom
9'3" x 5'4" (2.83 x 1.65)





Floor Plan



Viewing

Please contact our John Bray Hastings Sales Office on 01424 421544 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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Area Map



Energy Efficiency Graph

