



# OAKFIELD



Wykeham Road, Hastings TN34 1UN

Offers Over £200,000





## Wykeham Road, Hastings TN34 1UN

Well presented purpose built first floor flat which is located in a convenient and sought after part of Hastings, within easy reach of Hastings town centre, Hastings train station, amenities and local shops.

Accommodation comprises of an entrance lobby with three storage cupboards, large living room area with far reaching views and private balcony, two double bedrooms both of which benefit from built in wardrobe space. Fitted bathroom and modern style kitchen.

Further benefits include, entry phone system, gas central heating, underground car parking space, long lease and a share in the freehold.

Do not miss your chance to make this tastefully designed flat your new home, call us now to get booked in for a viewing!







### Living Room

17'1 x 14'2 (5.21m x 4.32m)

### Kitchen

8'1 x 7'1 (2.46m x 2.16m)

### Bedroom 1

12'2 x 12'0 (3.71m x 3.66m)

### Bedroom 2

12'0 x 7'1 (3.66m x 2.16m)



**Council Tax Band B - £1,986.55 Per Annum**

### Lease Information

The seller advises that the property is offered as leasehold and has approximately 950 years remaining on the lease. The service charge is approximately £1,771.46 per annum. The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain verification from their solicitors or surveyor.



Floor Plan

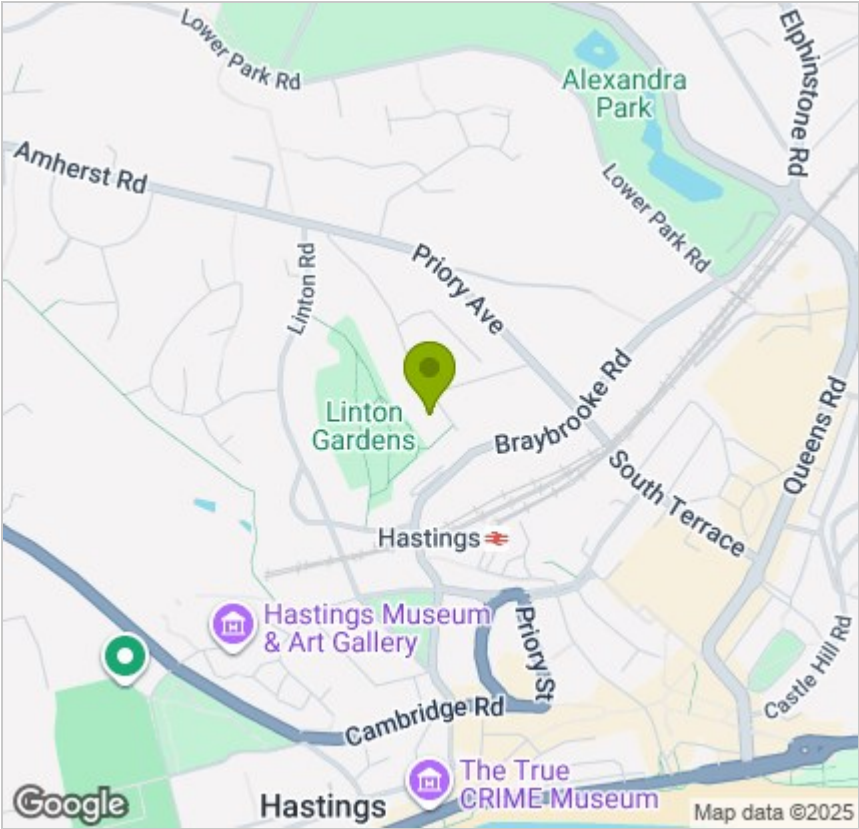


Viewing

Please contact us on 01424 224700 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.

Area Map



Energy Efficiency Graph

