



All enquiries Ref: James Paterson



- Substantial freehold four floor semi-detached building requiring modernisation
- Full vacant possession

Location:

The property is situated on Milward Road between its junctions with Wellington Road and Milward Crescent. Public transport links include Hastings mainline rail station, with additional services from Ore and St Leonards Warrior Square stations, together with a network of local bus services serving the surrounding vicinity. Road links include major regional routes via the A21 and A259, which provide access toward London, Rye and Brighton. Shopping amenities can be found locally within Hastings town centre and Hastings Old Town. Recreational pursuits can be found locally at the open spaces of Alexandra Park and Hastings Beach.

Accommodation:

Second floor: Two rooms, bathroom/WC
 First floor: Three rooms, bathroom/WC, separate WC
 Ground floor: Reception room, kitchen/reception room, hallway
 Lower ground floor: Two rooms, shower room/WC, hallway, WC
 Outside: Rear garden
 Gross Internal Area GIA: Approximately 186 sq m (2,003 sq ft)

EPC rating: D

Council Tax Band: D

Potential:

The property was previously utilised as an HMO and may be suitable for use as a HMO or conversion into self-contained flats subject to planning permission and consents. Prospective purchasers must rely on their own enquires in this respect.

To view:

Strictly by arrangement with the auctioneer. Please see important advice for viewers on page 19 of this catalogue.

