



Ashburnham Road
Hastings, TN35 5JL

Offers in excess of £275,000 Leasehold - Share of Freehold

Wyatt
Hughes
Residential Sales

Ashburnham Road, Hastings, TN35 5JL

Looking for a spacious coastal home with far-reaching views and easy access to the Old Town? This beautifully presented three-bedroom split-level apartment on Ashburnham Road offers generous accommodation, stylish interiors and a great position within Hastings.

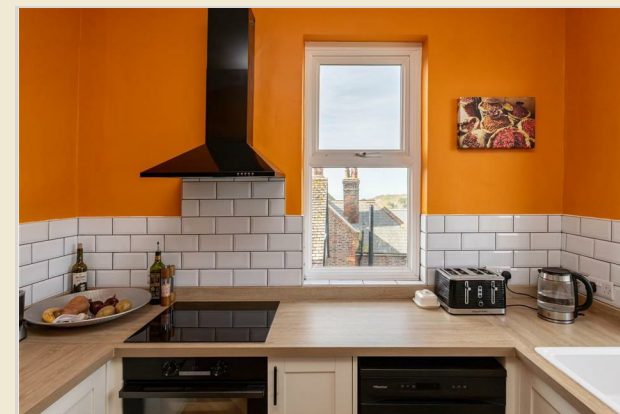
Arranged over two levels and extending to approximately 1,089 sq ft, the property offers a well-balanced layout with a real sense of space throughout. The main living area is open-plan, combining a modern kitchen with a bright and sociable living space—ideal for both everyday living and entertaining.

There are three well-proportioned bedrooms, including a particularly impressive principal room with a bay window, adding both light and a sense of scale. The additional bedrooms offer flexibility for guests, home working or family use, with a shower room positioned conveniently within the layout.

The property is well presented throughout, with a clean, contemporary feel that blends nicely with the proportions of the building.

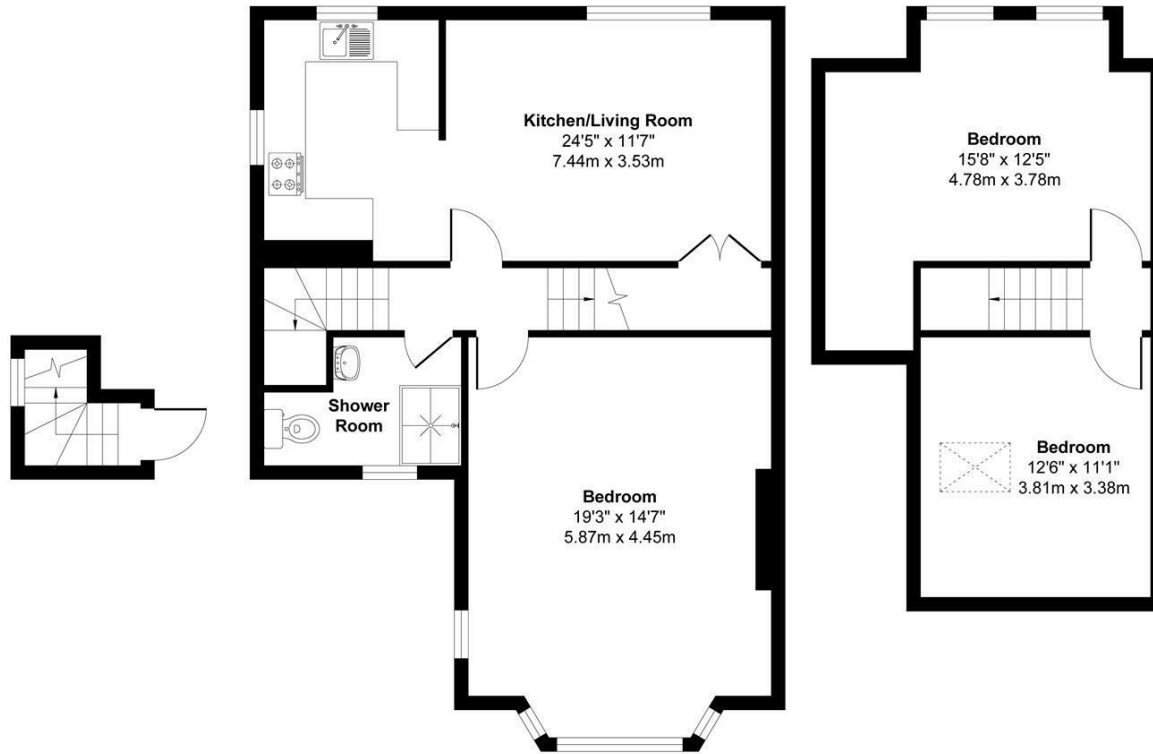
One of the standout features is the elevated position, providing far-reaching views across Hastings towards the sea. The location is equally appealing, with a pleasant walk down into the Old Town, offering a wide range of independent shops, cafés, restaurants and the seafront.

- THREE BEDROOM SPLIT-LEVEL APARTMENT
- SHARE OF FREEHOLD
- £0 GROUND RENT/ 45% SHARE OF MAINTENANCE ON AS AND WHEN BASIS
- WALKING DISTANCE TO HASTINGS OLD TOWN
- COUNCIL TAX B
- EPC C
- 999 YEAR LEASE FROM 2019
- FAR-REACHING VIEWS TOWARDS THE SEA
- FLEXIBLE LAYOUT OVER TWO LEVELS
- OFFERED CHAIN FREE

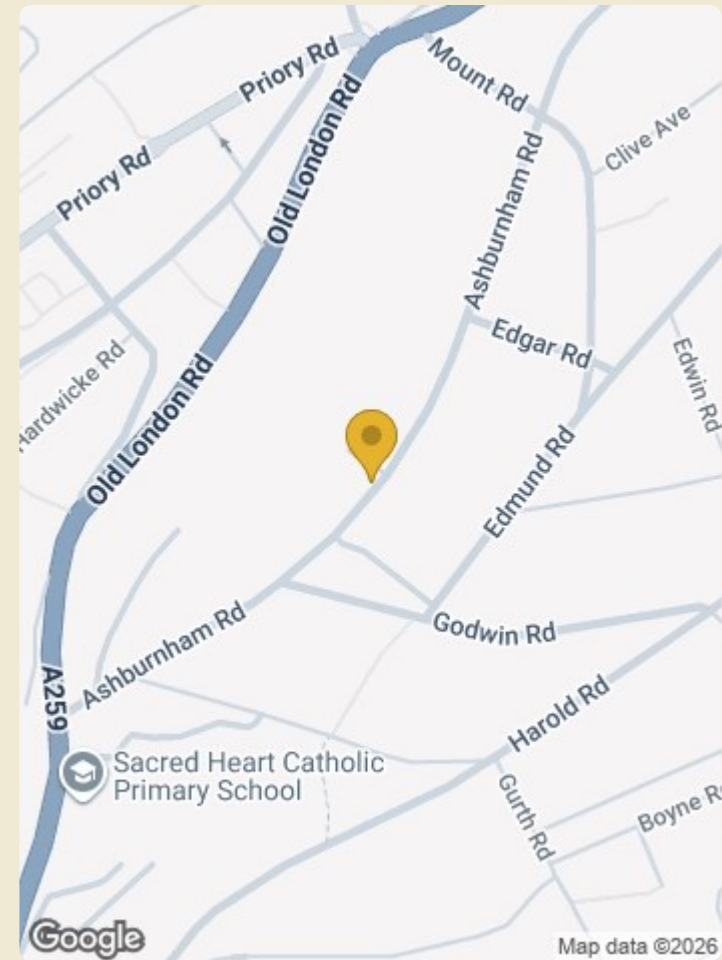


Ashburnham Rd

Approximate Gross Internal Floor Area
1089 sq. ft / 101.17 sq. m



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

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.

18 Grand Parade, Hastings, East Sussex, TN37 6DN

Tel: 01424 423110

Email: sales@wyatthughes.co.uk

www.wyatthughes.co.uk

