



OAKFIELD



Nelson Road, Hastings, TN34 3RX

Asking Price £220,000



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Offered to the market chain free, this spacious lower ground floor maisonette presents an excellent opportunity for first-time buyers, investors, or those looking to downsize. Ideally positioned in the heart of Hastings, the property is within easy walking distance of Priory Meadow Shopping Centre, the mainline railway station, bus routes, the seafront, and a wide range of local shops, cafés, and amenities.

Arranged over two floors, the accommodation is both generous and well-proportioned. The entrance level features a bright and spacious living room with a beautiful bay-fronted window, allowing plenty of natural light to flood the space. The fitted kitchen offers a range of matching wall and base units, integrated oven and hob, and ample worktop space, making it both practical and functional for everyday living.

The lower floor comprises two well-proportioned double bedrooms, a family bathroom fitted with a full-sized bath and shower over, a separate WC, and a useful utility room providing additional storage and laundry space. Doors lead to a small courtyard area at the front, while to the rear is a private enclosed garden, offering an ideal space for outdoor dining, entertaining, or simply relaxing.

Further benefits include gas central heating, double glazing throughout, and the added advantage of being sold with no onward chain, allowing for a smoother and potentially quicker purchase.

Early viewing is highly recommended to fully appreciate the generous accommodation, private outdoor space, and fantastic central location this property has to offer.





Living Room

18'8" x 14'1" (5.69m x 4.29m)

Kitchen

16'5" x 12'10" (5.00m x 3.91m)

Bedroom One

16'9" x 12'10" (5.11m x 3.91m)

Bedroom Two

17'9" x 13'9" (5.41m x 4.19m)

Bathroom

WC

Utility Room

Council Tax Band A - £1,784.39 Per Annum

Lease Information

Lease: There is the remainder of a 117 year lease, which was granted on - Importantly, the seller owns the freehold of the whole building as well as both flats, so they're able to offer a share of freehold to buyers. Both leases are long, so no extension is required.

We have been advised that it has a peppercorn (nil) ground rent, as it was extended under the 1993 Act.

Service charges are paid as and when. 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

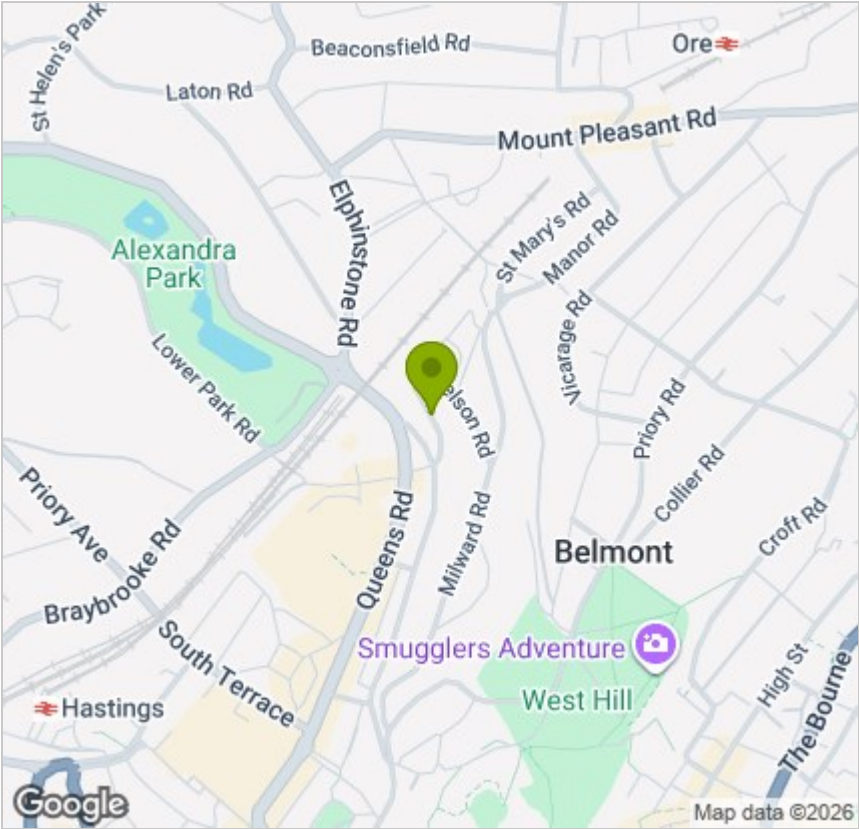


Viewing

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Area Map



Energy Efficiency Graph

