

**RUSH
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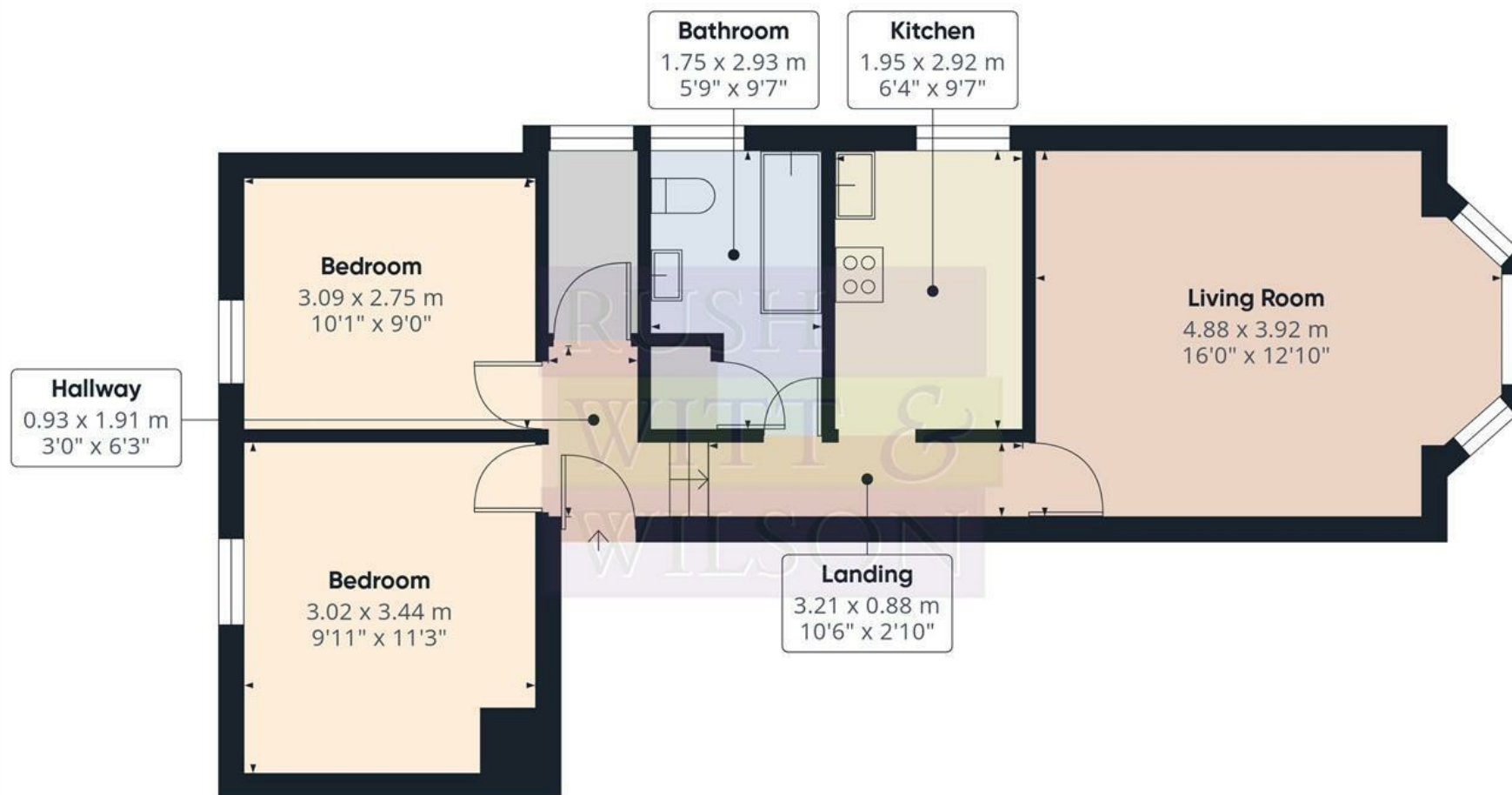
**Flat 3, 40 Baldslow Road, Hastings, East Sussex TN34 2EY
Offers In Excess Of £180,000 Leasehold**

Nestled on Baldslow Road in the charming town of Hastings, this delightful two-bedroom converted flat offers a wonderful opportunity for both first-time buyers and those looking to downsize. The property boasts spacious accommodation that is both inviting and functional. Upon entering, you will find a well-proportioned reception room, perfect for relaxing or entertaining guests. The two bedrooms provide ample space for rest and personalisation, making it easy to create a comfortable home. The bathroom is conveniently located, catering to the needs of modern living. One of the standout features of this property is the potential it holds for modernisation and improvement. With a little creativity and vision, you can transform this flat into your dream home, tailored to your tastes and preferences. Additionally, the flat benefits from outside space, offering a pleasant area to enjoy fresh air and sunshine. Parking is made easy with a first-come, first-served arrangement, ensuring that you have a space for your vehicle without the hassle of searching for street parking. This property is ideally situated, providing easy access to local amenities and the beautiful coastline of Hastings. Whether you are looking to invest or settle down, this flat presents a fantastic opportunity to create a lovely home in a desirable location. Do not miss your chance to view this charming property and explore the possibilities it has to offer which is positioned within walking distance to Alexandra Park and the Town Centre.









Approximate total area⁽¹⁾

54.5 m²

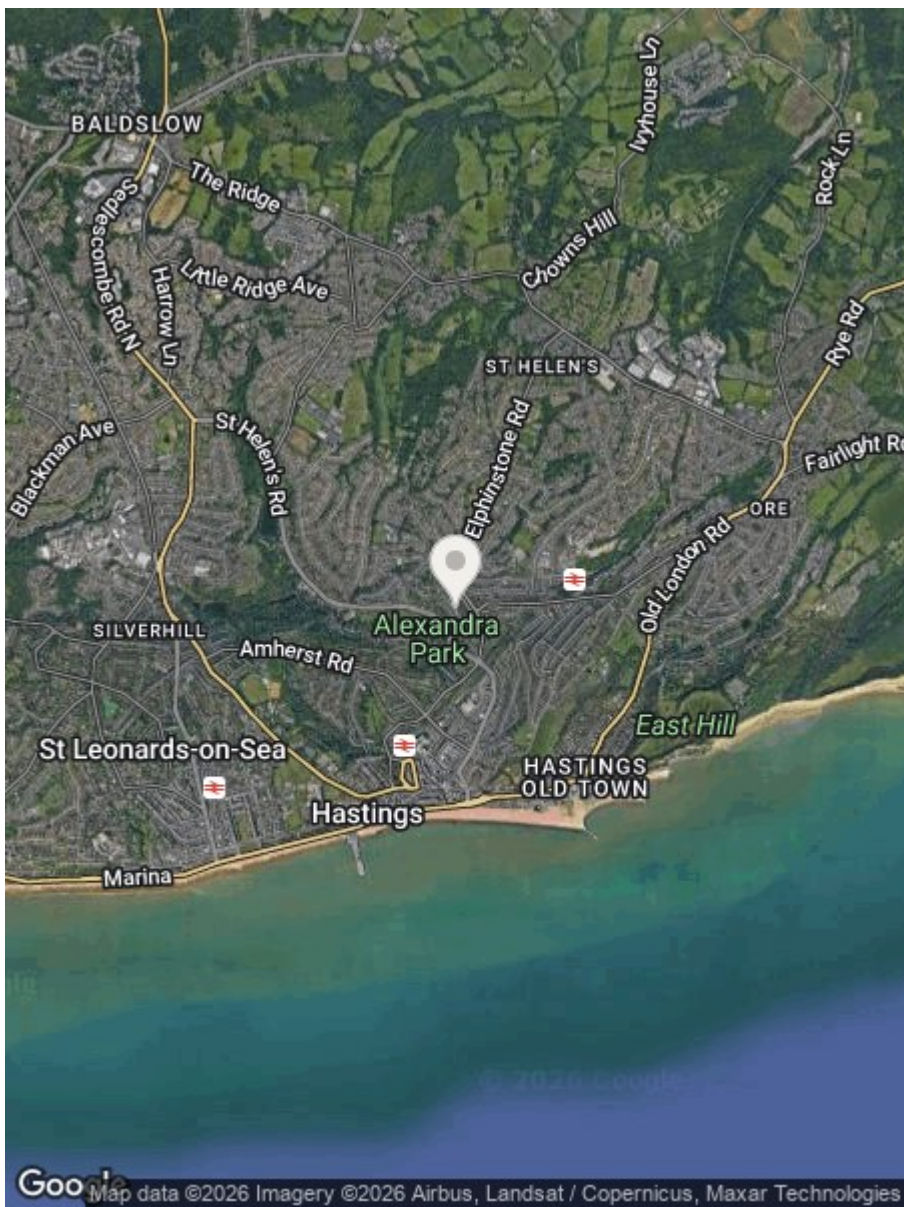
585 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360





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

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

Council Tax Band - A

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice:

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Rush, Witt & Wilson in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Rush, Witt & Wilson nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).
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4. VAT: The VAT position relating to the property may change without notice.
5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at

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