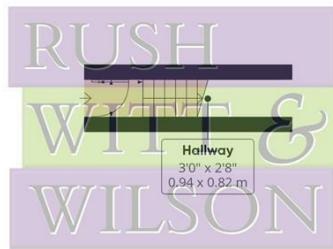




**TFF, 97 Emmanuel Road,  
Hastings, TN34 3LE  
Guide Price £60,000 Leasehold**

Nestled on Emmanuel Road in the charming town of Hastings, this delightful one-bedroom first-floor flat offers a unique opportunity for cash buyers seeking a property with potential. This flat is part of a well-maintained conversion, providing a blend of character and modern living. Upon entering, you will find a welcoming reception room that serves as the heart of the home, perfect for relaxation or entertaining guests. The bedroom is a comfortable space, offering a peaceful retreat at the end of the day. The bathroom is functional and in good order, catering to your everyday needs. While the flat is currently in good condition, there is ample room for personal touches and improvements, allowing you to truly make it your own. The property is chain-free, which simplifies the buying process and allows for a quicker move-in. Situated in a vibrant area, this flat is conveniently located near local amenities, making it an ideal choice for those looking to enjoy the best of Hastings.

This property is for sale by Modern Method of Auction and viewers/bidders' personal data will be shared with IAM-Sold Ltd (the Auctioneer). Buyer & Seller are to complete the transaction within a 56 Day Reservation Period. If buying with a mortgage, check the properties suitability with your lender before bidding. The buyer will sign a Reservation Agreement and make payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc VAT. The Reservation Fee is paid in addition to the purchase price and is considered within the calculation for stamp duty. Buyers are to provide the Auctioneer with proof of funding and complete ID checks. Buyer also pays £300 inc VAT for a Buyer Information Pack which viewers should review fully before bidding. Where services are recommended, the Agent or Auctioneer will be paid for the recommendation. Recommended services are optional.



While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B	73	78
(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	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

None of the services or appliances mentioned in these sale particulars have been tested.

It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.

Council Tax Band – A

Tenure - Lease 99 years from 1988 -62 years remaining. Service Charge and Ground Rent - TBA

A property may be subject to restrictive covenants and a copy of the title documents are available for inspection.

If you are seeking a property for a particular use or are intending to make changes please check / take appropriate legal advice before proceeding.

