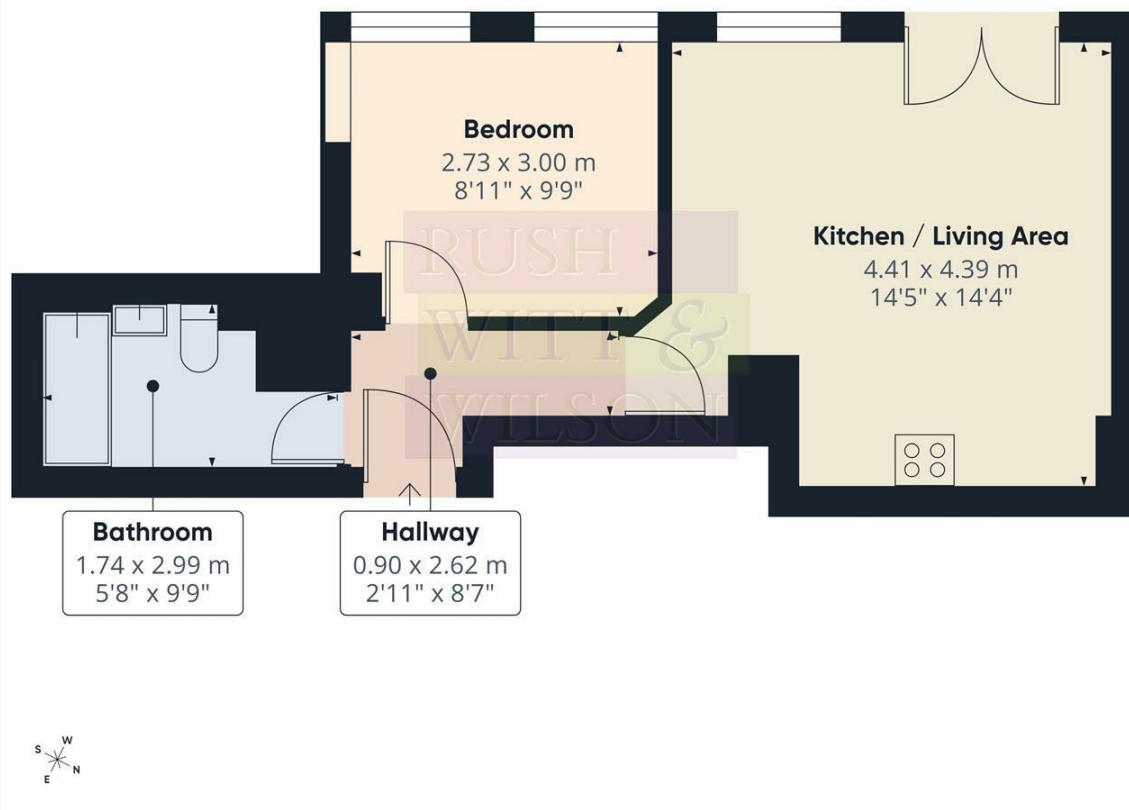




## 3 Nelson Road, Hastings, TN34 3RX £130,000 Leasehold

Nestled in the heart of Hastings, on the desirable Nelson Road, this charming first floor apartment presents an excellent opportunity for both first-time buyers and investors alike. This one-bedroom flat is part of a well-converted building, offering a modern and comfortable living space. Upon entering, you will find an inviting open-plan lounge and kitchen area, perfect for entertaining or simply enjoying a quiet evening at home. The fitted kitchen comes complete with essential appliances, including a fridge/freezer, dishwasher, and washing machine, ensuring convenience and ease in your daily routine. The double bedroom provides a peaceful retreat, while the bathroom is well appointed to meet your needs. This property benefits from gas central heating and double glazing, ensuring warmth and comfort throughout the year. The location is particularly advantageous, as it is within walking distance to Morrisons Supermarket, the bustling town centre, and the mainline railway station, providing excellent transport links for commuters. With its blend of modern amenities and a prime location, this apartment is a wonderful opportunity to embrace the vibrant lifestyle that Hastings has to offer. Don't miss your chance to make this delightful flat your new home.





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:**

- 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).
- Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.
- Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
- VAT: The VAT position relating to the property may change without notice.
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