



OAKFIELD

Portland Place, Hastings, TN34 1QN

Price Guide £145,000



## Portland Place, Hastings, TN34 1QN

GUIDE PRICE £145,000 - £160,000

Be sure to come and visit this converted one bedroom apartment situated in the heart of Hastings with excellent location for Hastings town centre, seafront and other attractions.

The property benefits from a private entrance leading to a spacious living room with double glazed windows and light tunnels. From the living room is access to a fitted kitchen/dining room complete with a range of wall mounted and matching base units with work surface with built in oven and hob with extractor hood over, space and plumbing for dishwasher and fridge freezer and a built in cupboard with space and plumbing for washing machine.

The fitted bathroom is fitted with a three piece white suite comprising of a panelled enclosed bath with thermostatic shower over and screen, low level wc and wash hand basin. The bedroom is an impressive size with raised area and double glazed window. Other features from the property include updated heating system and wiring.

To the front is an area of communal outside space. Convenient location for access to Hastings town centre, seafront and other local attractions.





### Living Room

15'6" x 10'7" (4.72m x 3.23m)

### Kitchen

12'11" x 12'04" (3.94m x 3.76m)

### Bedroom

16'06" x 13'00" (5.03m x 3.96m)

### Bathroom

6'3" x 5'6" (1.91m x 1.68m)

### Council Tax Band A - £1,702.76 Per Annum

#### Lease information:

The seller advises that the property is offered as leasehold and has approximately 120 years remaining on the lease. The ground rent is £50 per year and the service charge is on an "as and when basis". The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain verification from their solicitor or surveyor.



## Floor Plan

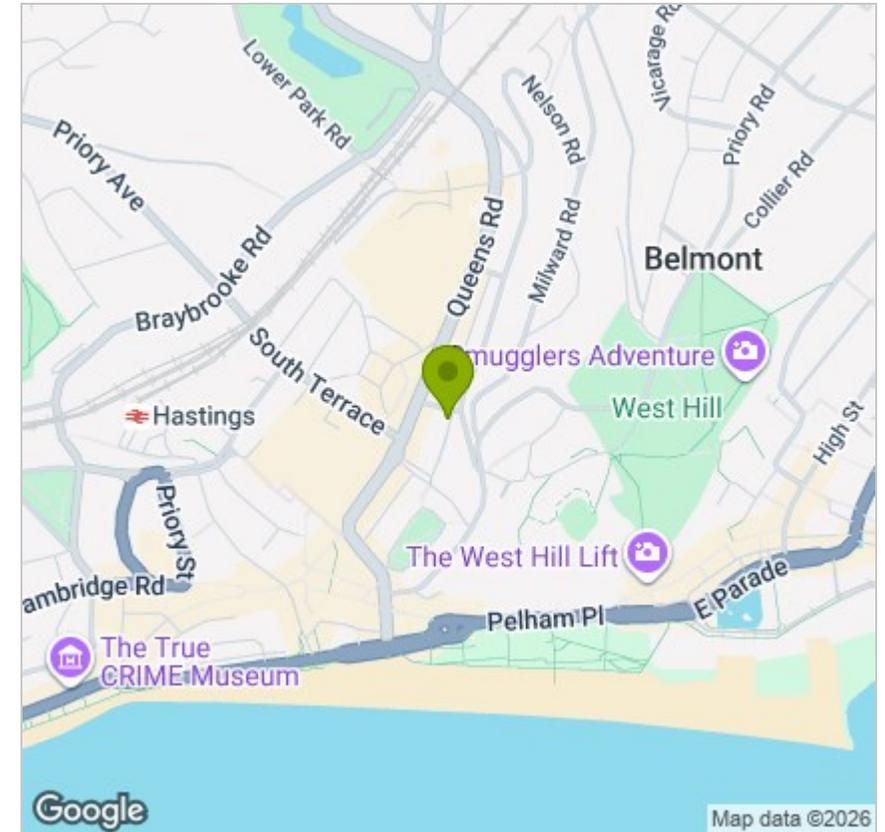


## Viewing

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

