



Havelock Road, Hastings TN34 1BE

welcome to

Havelock Road, Hastings

Situated in a highly convenient town centre location, this two-bedroom lower ground floor flat offers excellent potential for buyers looking to create a home to their own specification.



Situated in a highly convenient town centre location, this two-bedroom lower ground floor flat offers excellent potential for buyers looking to create a home to their own specification. Requiring refurbishment throughout, the property presents an ideal opportunity for investors, first-time buyers, or those seeking a project.

The accommodation comprises two bedrooms, a bathroom, and a spacious open-plan kitchen and living area, providing a flexible and sociable living space. Externally, the property benefits from both a front courtyard and a generous rear courtyard, offering valuable outdoor space rarely found with similar properties.

Further benefits include a lengthy lease and an enviable position just a stone's throw from the train station, making it ideal for commuters. The town centre's shops, cafés, restaurants, and everyday amenities are all within easy walking distance.

Please note an AML fee is due upon offer acceptance. The AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Entrance Hall

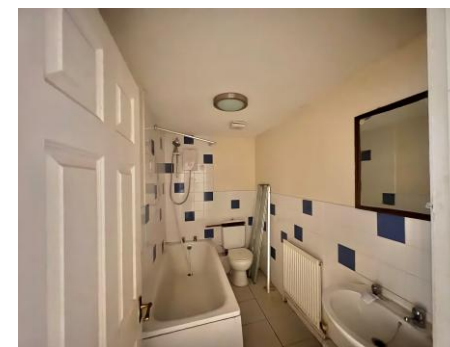
Living Room

Kitchen Area

Bathroom

Bedroom One

Bedroom Two



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Havelock Road, Hastings

- TWO BEDROOM
- LOWER GROUND FLOOR APARTMENT
- ROOM FOR IMPROVEMENT
- PRIVATE FRONT AND REAR COURTYARDS
- BAY FRONTED LIVING ROOM

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 1458.90

Ground Rent: 100.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 05 May 2005. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£120,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HAS123243 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.


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