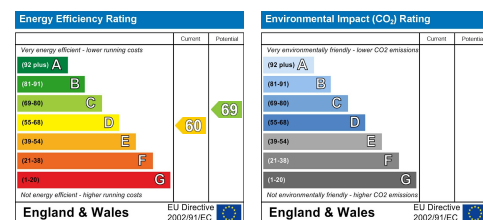
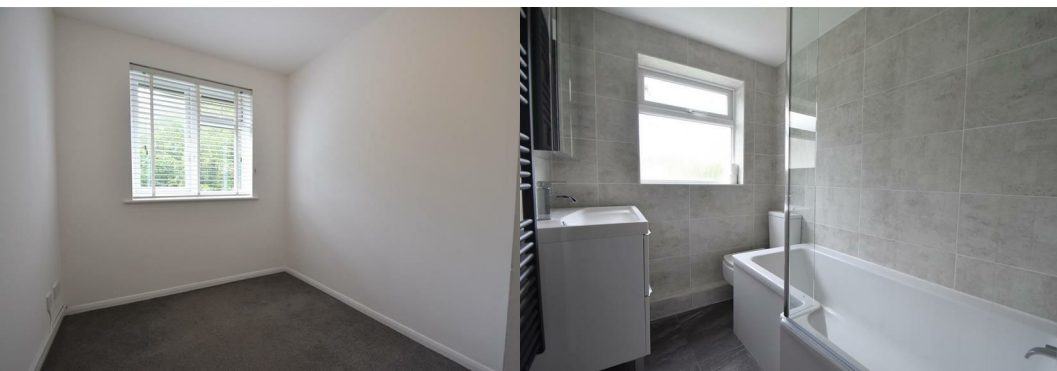
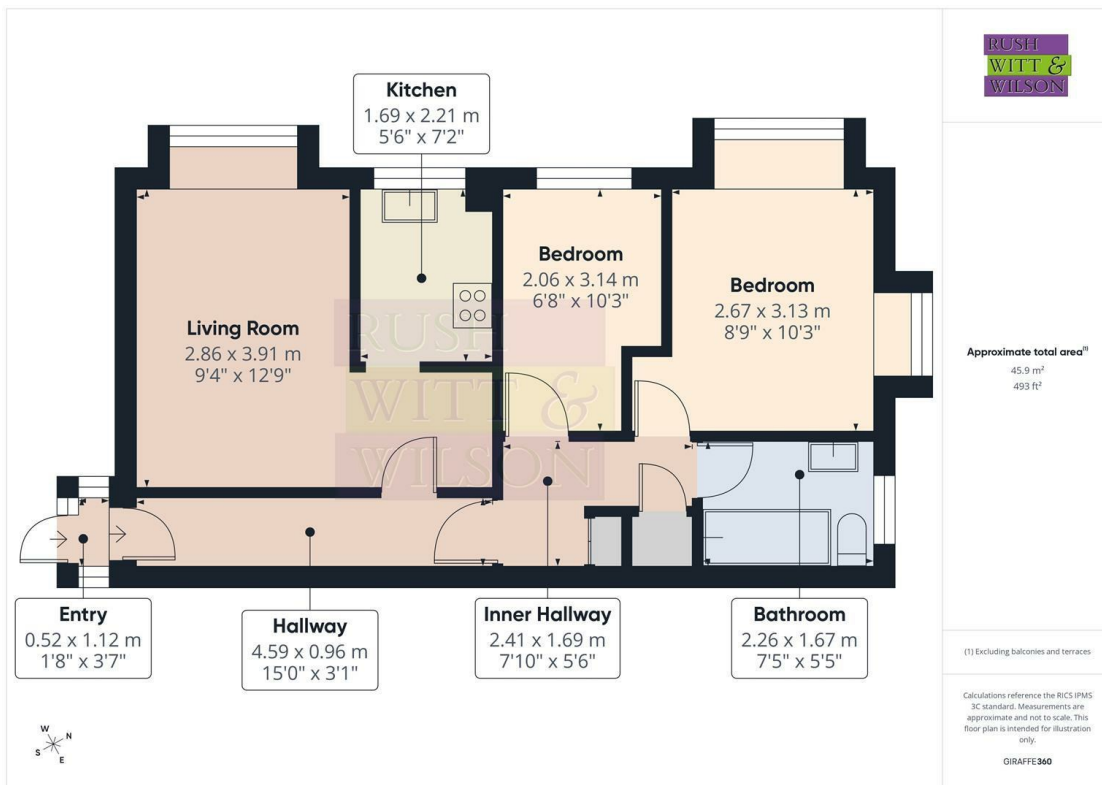




**10 Pinders Road,  
Hastings, TN35 5JG  
Offers In The Region Of £175,000 Leasehold**

Nestled on Pinders Road in the charming town of Hastings, this beautifully presented first-floor flat offers a delightful living experience. Upon entering, you are welcomed by a private entrance that leads you into a spacious reception room, perfect for relaxation or entertaining guests. The flat features two well-proportioned bedrooms, providing ample space for a small family or professionals seeking a comfortable home. The bathroom is conveniently located, ensuring ease of access for all residents. One of the standout features of this property is the double glazing, which not only enhances energy efficiency but also ensures a peaceful atmosphere within the flat. Additionally, the property includes an off-road parking space, a valuable asset in this bustling area, allowing for hassle-free parking. This purpose-built flat is ideal for those looking for a blend of convenience and comfort in a sought-after location. With its close proximity to local amenities and transport links, this property is a fantastic opportunity for first-time buyers or those looking to downsize. Don't miss the chance to make this lovely 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).
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- 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.
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