

**RUSH  
WITT &  
WILSON**



**RUSH  
WITT &**

**20 Queens Apartment Robertson Terrace, Hastings, TN34 1JN  
Guide Price £140,000 Leasehold**



**Nestled in the charming Robertson Terrace, this delightful two bedroom apartment offers an ideal seafront abode for those seeking a coastal lifestyle. The property boasts a spacious reception room, main bedroom to the frontal aspect alongside the living space offers stunning direct sea views, allowing you to wake up to picturesque scenery that Hastings is renowned for. The flat also features a well-appointed bathroom, ensuring comfort and convenience for residents. One of the standout features of this property is the lift access within the block and the added benefit of a designated parking space, a rare find in such a desirable location. Being CHAIN FREE, this property presents an excellent opportunity for both first-time buyers and investors alike. Don't miss the chance to make this lovely flat your new home by the sea.**

**This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold). If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding. The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax. Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service is taken. Payment varies but will be no more than £450.00. These services are optional.**

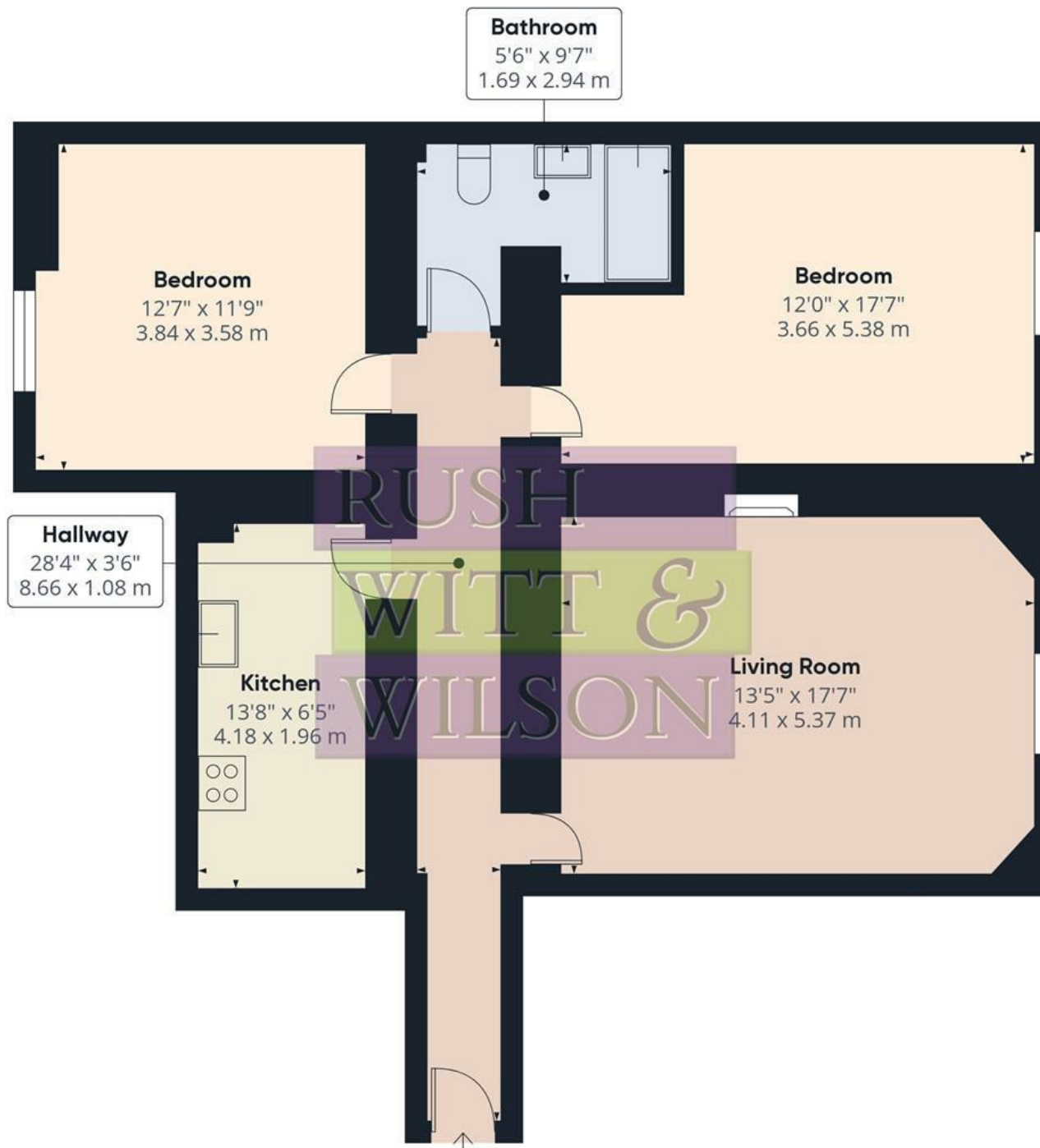












**Approximate total area<sup>(1)</sup>**

813.65 ft<sup>2</sup>

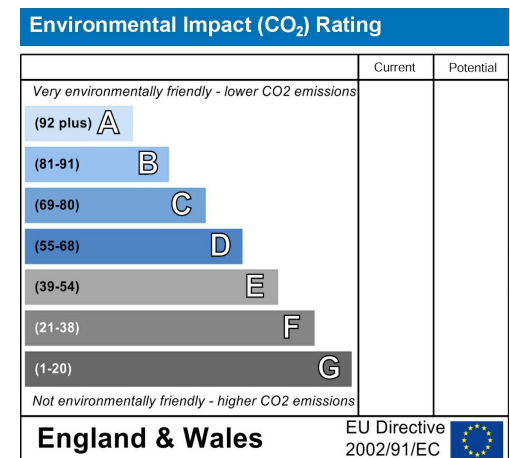
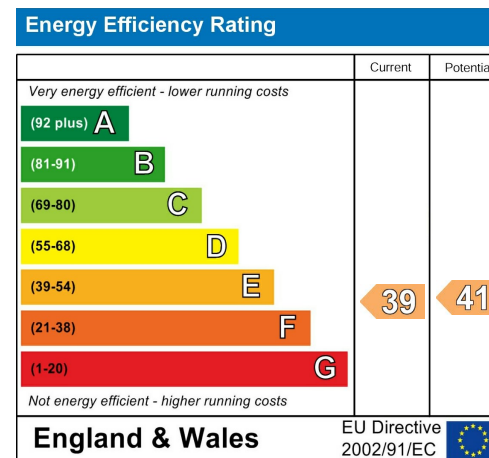
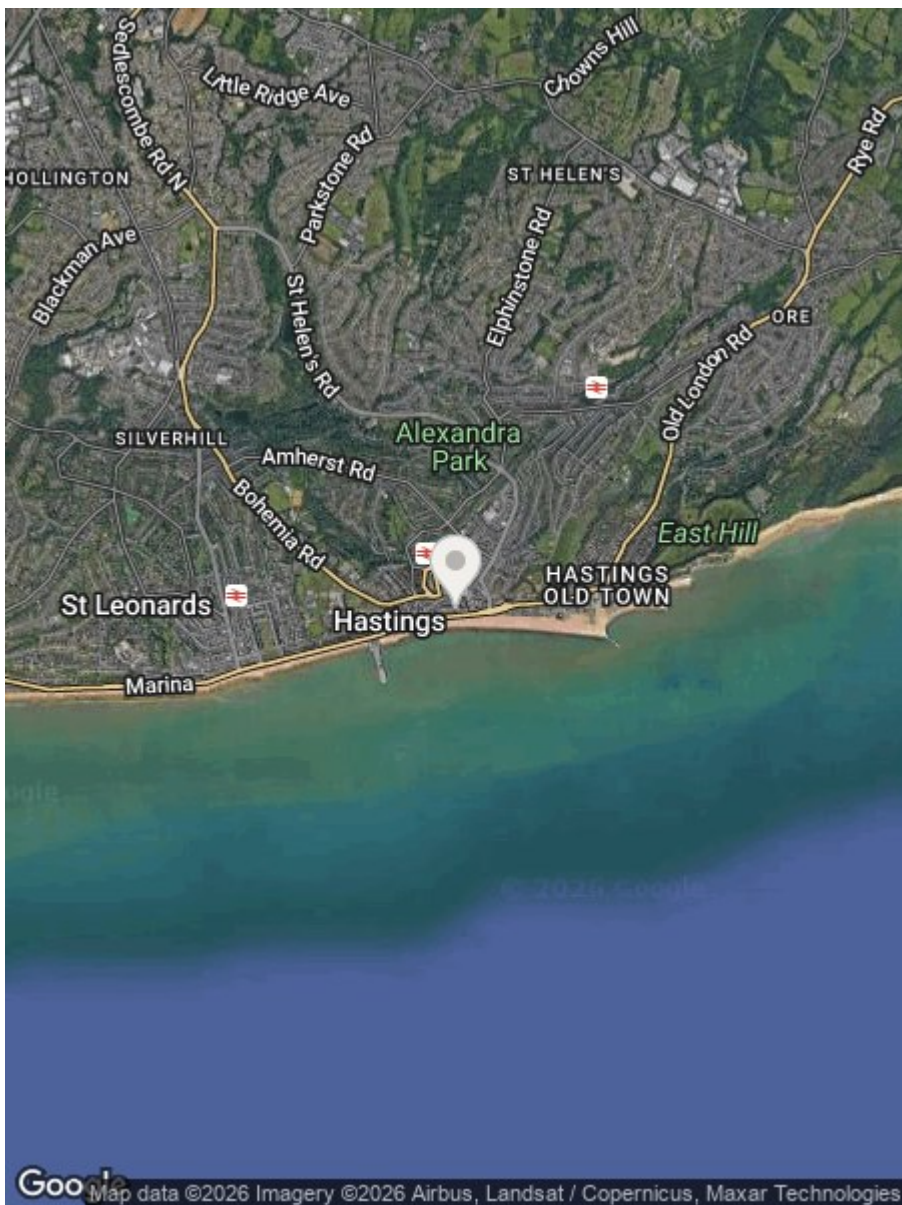
75.59 m<sup>2</sup>

(1) Excluding balconies and terraces

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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.





**RUSH  
WITT &  
WILSON**

**Residential Estate Agents  
Lettings & Property Management**



**Rother House Havelock Road  
Hastings  
East Sussex  
TN34 1BP  
Tel: 01424 442443  
hastings@rushwittwilson.co.uk  
www.rushwittwilson.co.uk**