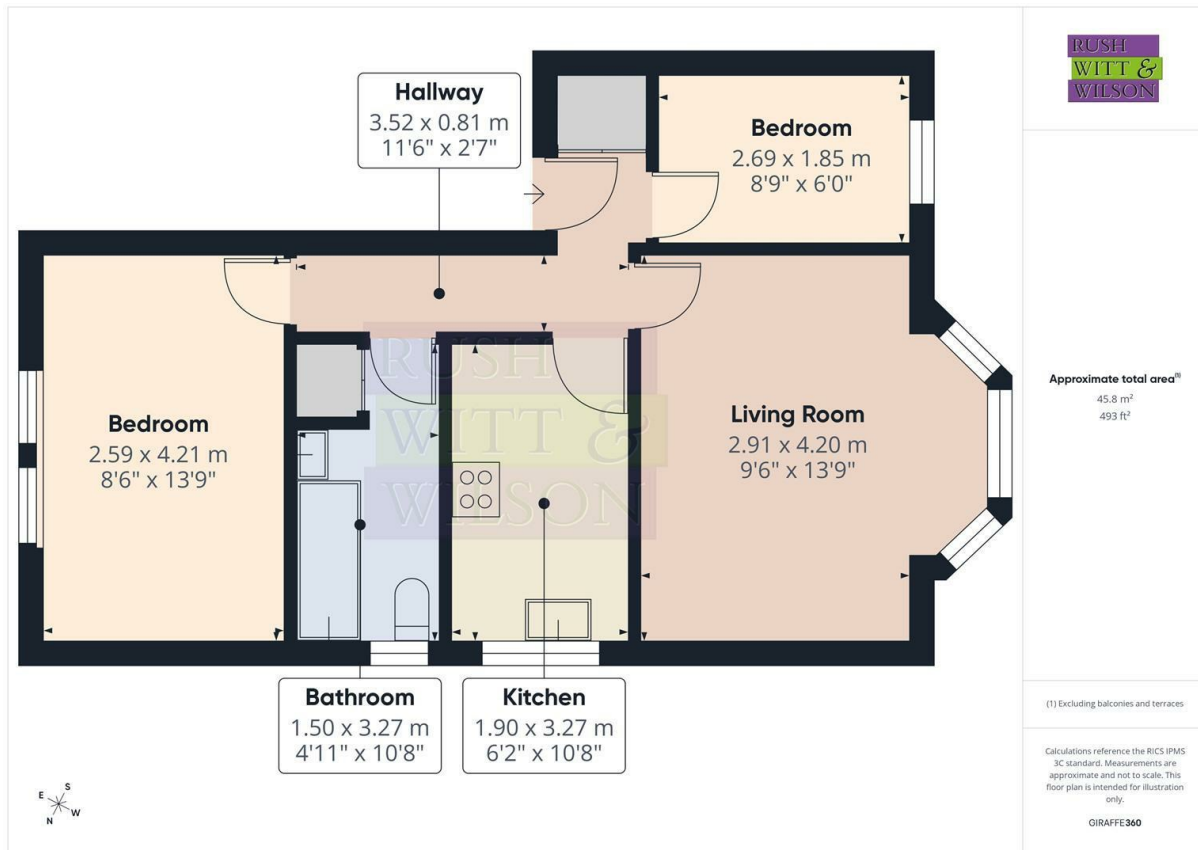




40 Baldslow Road, Hastings, TN34 2EY Guide Price £160,000 Leasehold

GUIDE PRICE £160,000 - £180,000 Nestled on Baldslow Road in Hastings, this charming first-floor converted flat presents an excellent opportunity for those seeking a comfortable and convenient living space. Just a short stroll from the vibrant town centre and the picturesque Alexandra Park, this property is ideally located for both leisure and daily amenities. Upon entering, you are greeted by a welcoming entrance hall that leads into a spacious lounge, perfect for relaxation or entertaining guests. The flat boasts two comfortable bedrooms, providing ample space for rest and privacy. The well-appointed bathroom ensures that all your needs are met. The kitchen is a practical feature of this home, equipped with a washing machine to make daily chores a breeze. Additionally, the property offers off-road parking for one vehicle, a valuable asset in this bustling area. For those who enjoy a touch of nature, a quaint small rear garden provides a lovely outdoor space to unwind. This delightful flat combines charm and practicality, making it an ideal choice for first-time buyers, couples, or anyone looking to enjoy the vibrant lifestyle Hastings has to offer. With its excellent value and convenient location, this property is not to be missed.



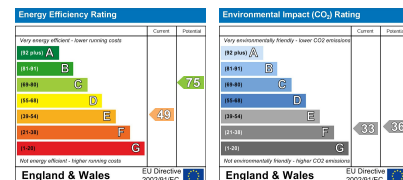


Council Tax Band - A

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:

1. 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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3. 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.
4. VAT: The VAT position relating to the property may change without notice.
5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://rushwittwilson.co.uk/privacy-policy>



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