



**Cornwallis Gardens**  
**Hastings, TN34 1LR**  
**£240,000 Leasehold**

**Wyatt  
Hughes**  
Residential Sales



## Cornwallis Gardens, Hastings, TN34 1LR

This charming three bedroom apartment, offers a generous 1,593 sq ft of living space.

As you step inside, you are greeted by a warm and inviting reception room, ideal for entertaining guests or simply unwinding after a long day. With three cosy bedrooms, there is ample space for a growing family or visiting guests.

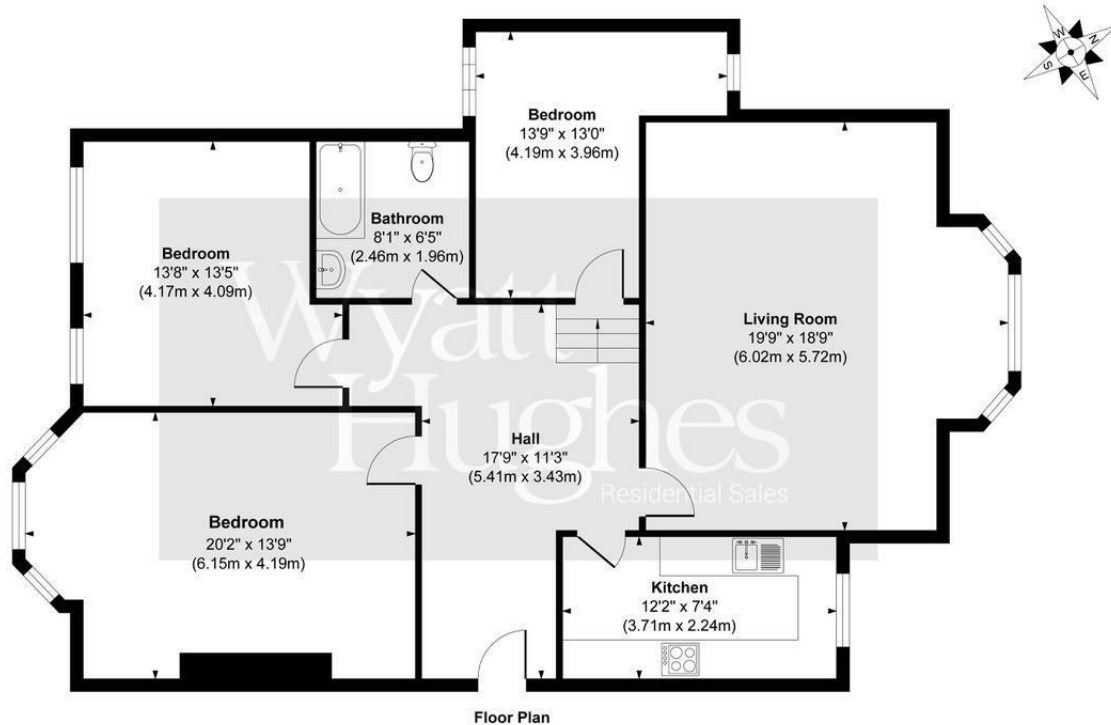
Overlooking Cornwallis Gardens, you are just a brief walk away from Hastings Town Centre and seafront.

This spacious apartment would make either an ideal investment noting that there is currently a tenant in situ, or a beautiful home close to local amenities.

N.B Please note the property is currently tenanted on an AST until February 2025. For further information regarding this please contact the office.

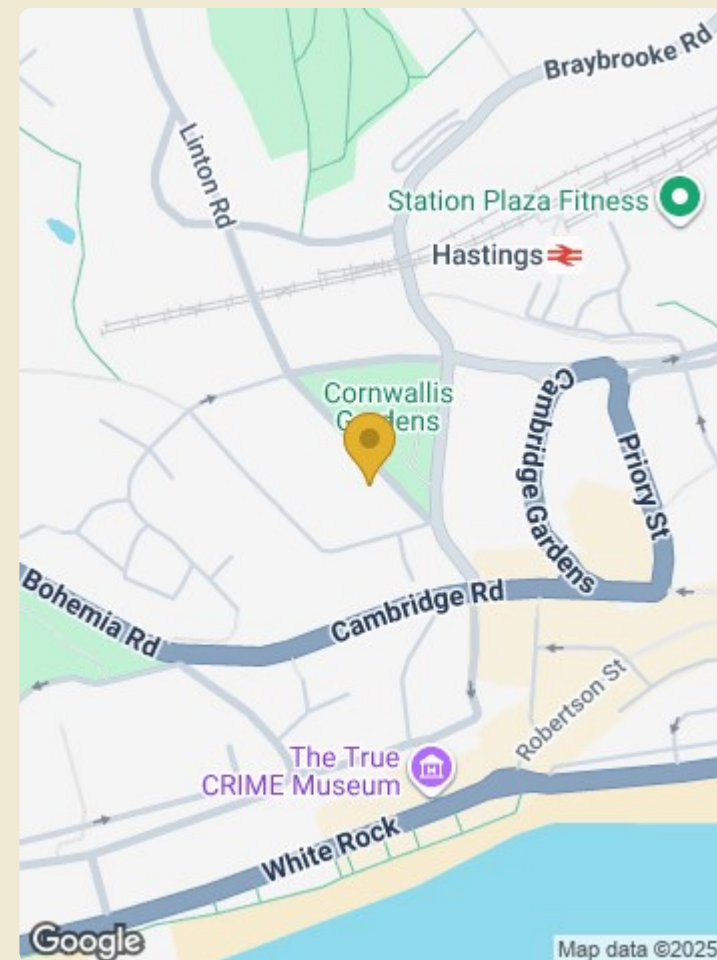
- LEASEHOLD
- £ 3,843.99 PA SERVICE CHARGE
- NO CHAIN
- THREE BEDROOMS
- POPULAR CENTRAL LOCATION
- 125 YEAR LEASE FROM 2004
- £100 GROUND RENT PA
- COUNCIL TAX A
- EPC C
- FIRST FLOOR





**Approx. Gross Internal Floor Area 1325 sq. ft / 123.09 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.

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