

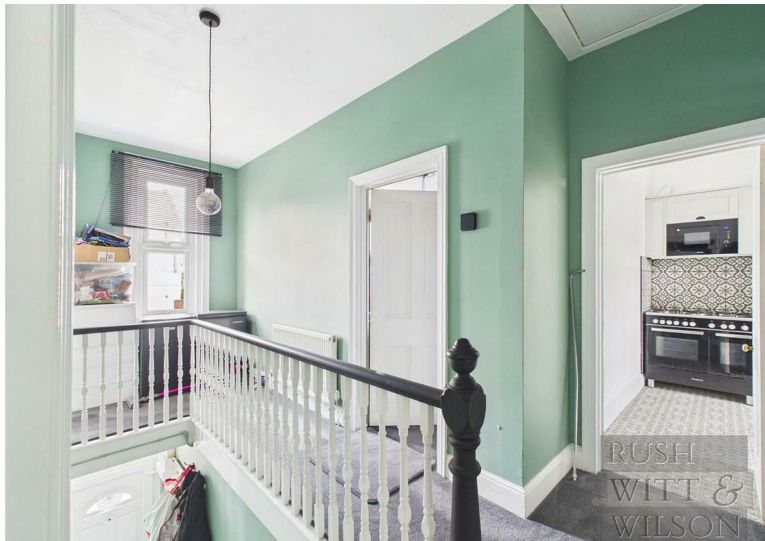
**RUSH  
WITT &  
WILSON**



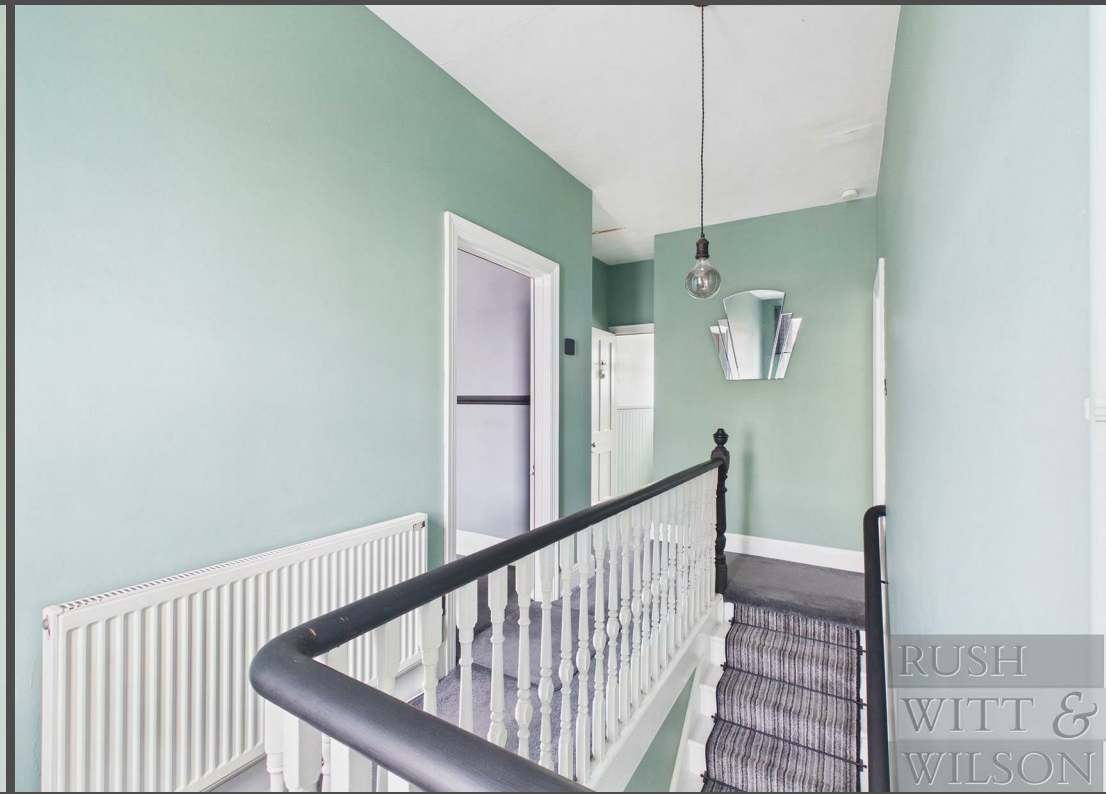
RUSH  
WITT &

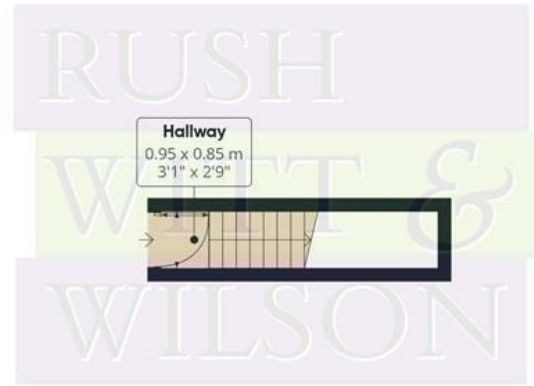
**186 Hughenden Road, Hastings, TN34 3TA  
Offers In The Region Of £199,950 Share of Freehold**

**\*\*CHAIN FREE\*\*** Welcome to this delightful flat conversion offers a perfect blend of comfort and modern living. This spacious maisonette is designed to cater to your every need. Upon entering, you will appreciate the private entrance that leads you into a welcoming reception area. The flat boasts two generously sized bedrooms, each providing ample space for relaxation and personalisation. The modern shower room is tastefully designed, ensuring a refreshing start to your day. The heart of the home is undoubtedly the contemporary kitchen, which is well-equipped and ideal for those who enjoy cooking and entertaining. The open layout allows for a seamless flow between the kitchen and living areas, making it perfect for social gatherings or quiet evenings in. One of the standout features of this property is the stunning far-reaching views from the rear, which can be enjoyed from the comfort of your own home. The spaciousness throughout the flat creates an airy atmosphere, making it a delightful retreat after a long day. This property is not just a home; it is a lifestyle choice, offering both convenience and charm in a sought-after location. Whether you are a first-time buyer or looking to downsize, this flat conversion on Hughenden Road is a wonderful opportunity not to be missed.









**Floor 0**

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

67 m<sup>2</sup>

719 ft<sup>2</sup>



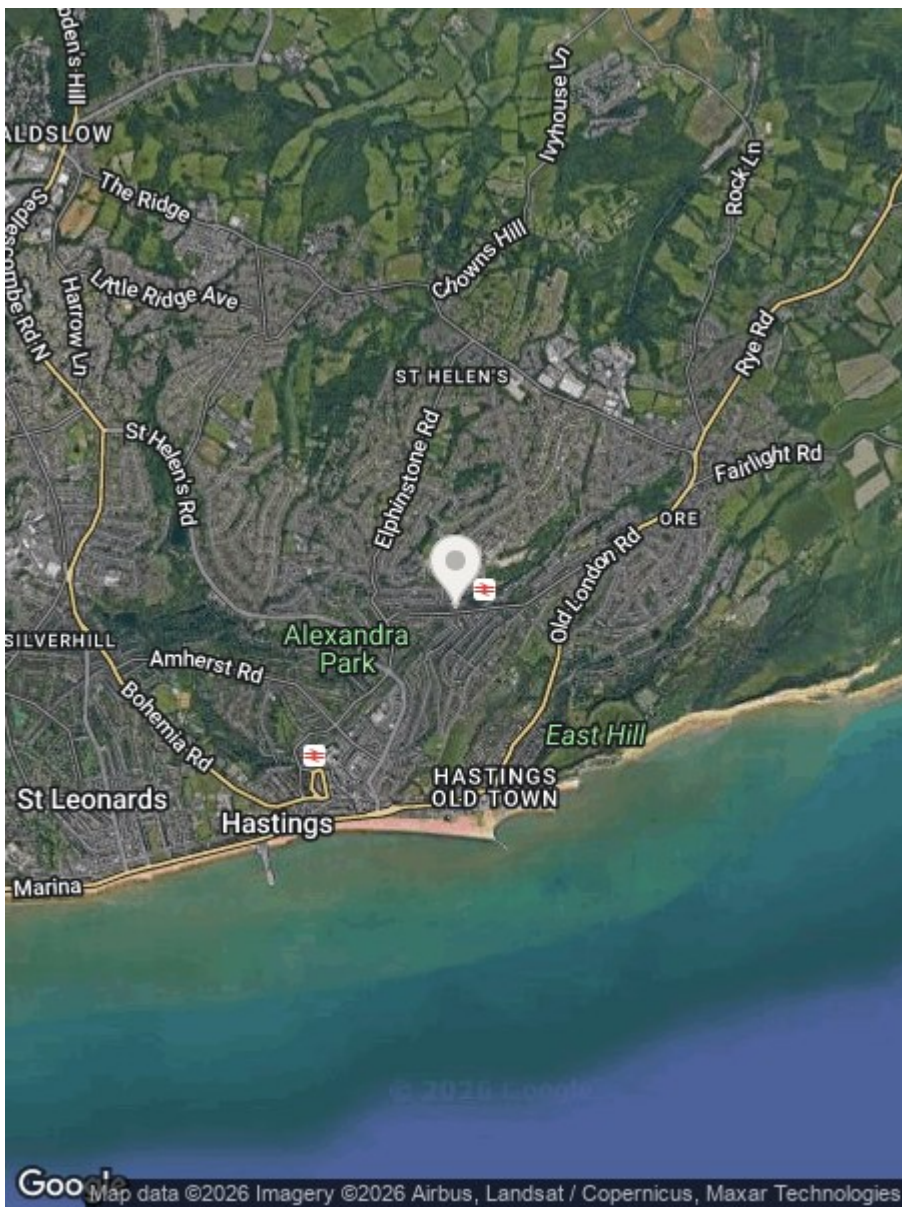
**Floor 1**



(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

**GIRAFFE360**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		75	79
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	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			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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).
2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.
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>

**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**