



OAKFIELD



Queens Road, Hastings, TN34 1RP

Price Guide £80,000



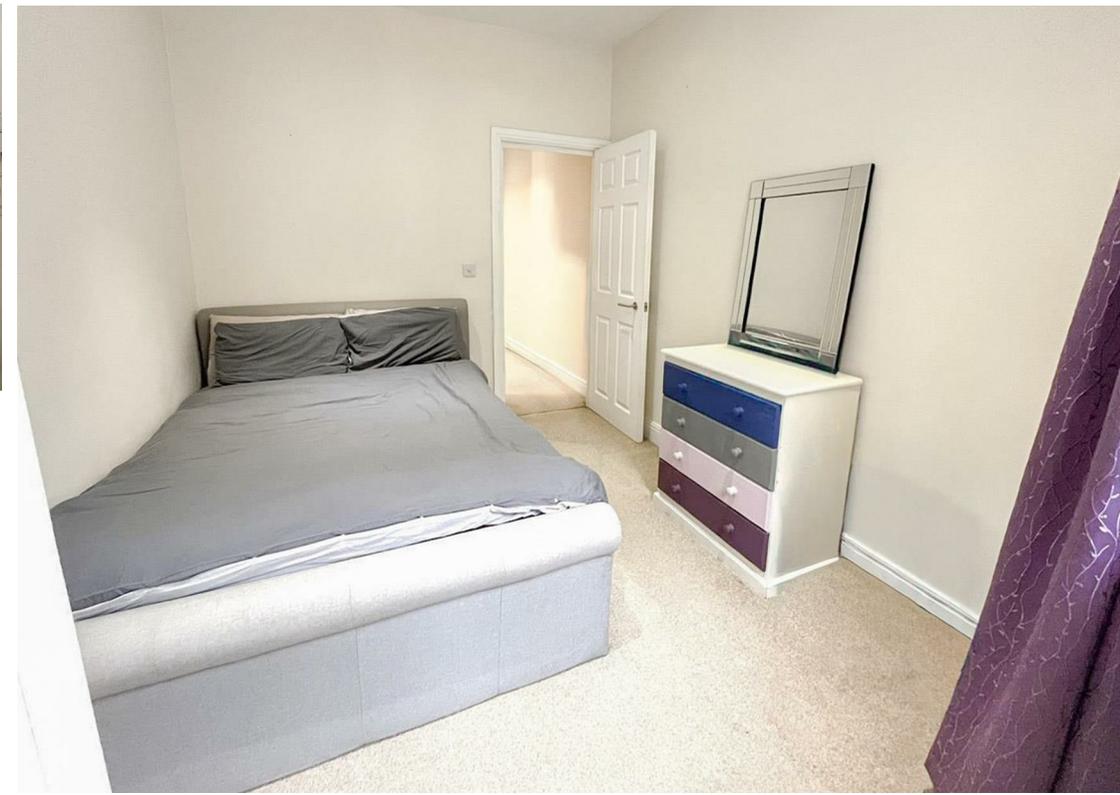
## Queens Road, Hastings, TN34 1RP

This well presented one-bedroom ground floor flat offers modern living in an exceptionally convenient setting, perfectly positioned in the heart of Hastings town centre. With easy access to a wide range of local amenities,

The flat benefits from its own private entrance, providing a welcoming sense of independence and privacy rarely found in similar properties. Stepping inside, you are greeted by an inviting open-plan living area, seamlessly combining a stylish lounge space with a modern fitted kitchen, complete with contemporary units and worktops, ideal for cooking, dining, and entertaining. 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 provider if the service is taken. Any payment that will be received by the Agent or Auctioneer will be confirmed to you in writing before services are taken. Services are optional. <https://www.rightmove.co.uk/properties/171003?channel=RESBUY>





### Lease Information

The seller advises that the property is offered as leasehold and has approximately 100 years remaining on the lease and the service charge is approximately £1,600 per annum with ground rent being approximately £200 per annum . The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain verification from their solicitor or surveyor.

### Kitchen

6'7" x 5'2" (2.03m x 1.60m )

### Living Room

14'7" x 10'5" (4.46m x 3.18m )

### Bedroom

11'2" (narrowing to 9'8") x 8'7" (3.42m (narrowing to 2.95m) x 2.64m)

### Bathroom

7'0" x 5'2" (2.14m x 1.60m )



**Council Tax Band A - £1,702.76 Per Annum**

## Floor Plan

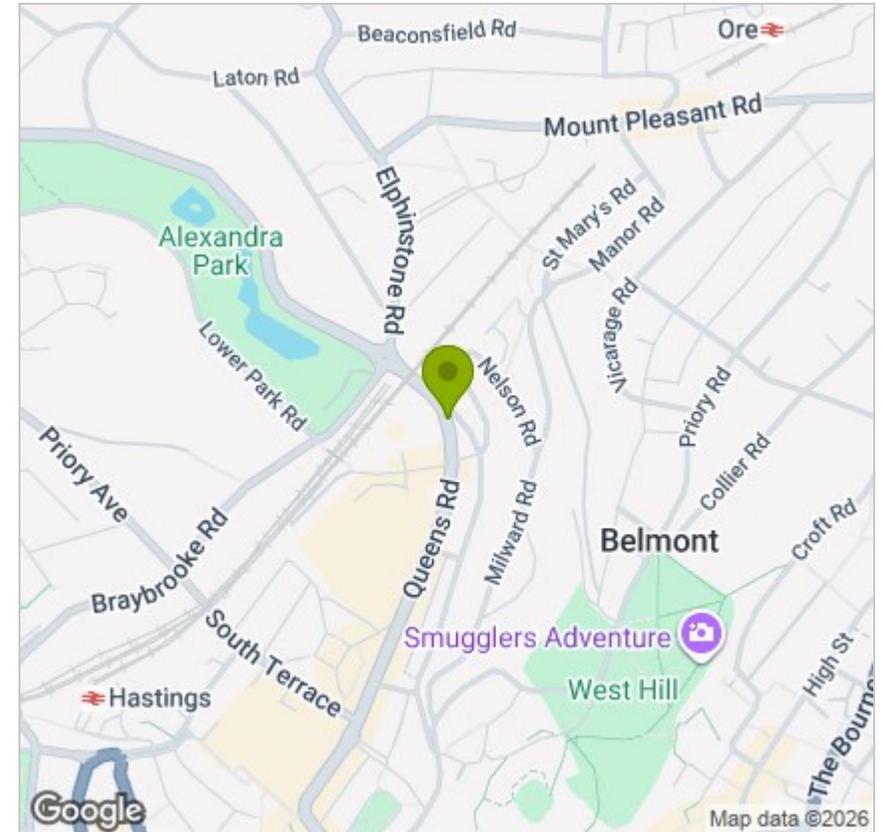


## Viewing

Please contact us on 01424 224700 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Area Map



## Energy Efficiency Graph

