



**BURGESS & CO.** Top Floor Flat, 60 Nelson Road, Hastings, TN34 3RZ  
01424 222255

£129,950 Leasehold





Burgess & Co are delighted to bring to the market this charming and bright top floor flat forming part of this period terraced house with amazing far reaching roof top views towards the sea. Ideally located being within easy reach of the popular West Hill which leads down to the historic Old Town of Hastings with an array of independent shops, restaurants, pubs and seafront. Hastings Town Centre is also within easy reach with further shops and mainline railway station. The accommodation comprises an entrance with stairs rising to entrance hall, a 13'4 living room enjoying views towards the sea, a modern fitted kitchen, a double bedroom and a modern bathroom. Further benefits include electric heating and double glazing. Viewing is essential to appreciate this immaculate flat and building by vendors sole agents.

Communal Entrance Hall

With entry-phone system, stairs to

First Floor

With private front door & stairs to

Entrance Hall

With fitted cupboard.

Living Room

13'4 x 11'4  
With electric heater, double glazed window to the front, enjoying far reaching rooftop views towards the sea.

Bedroom

12'3 x 11'4  
With electric heater, fitted wardrobes, double glazed window to the rear.

Kitchen

7'3 x 6'2  
Comprising matching range of wall & base units, worksurfaces, inset stainless steel sink unit, inset electric hob, fitted oven, partly tiled walls, double glazed Velux window.

Bathroom

5'6 x 4'2  
Comprising panelled bath with mixer tap & shower attachment, folding shower screen, vanity unit with inset wash hand basin, low level w.c, tiled walls, double glazed frosted window.

NB

There is the remainder of a 99 year Lease from 1 January 2008. We have been advised that the service charge including buildings

insurance is £1,400 pa, the ground rent is £225 pa and that pets & lets are allowed. Council tax band: A

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

