

**RUSH
WITT &
WILSON**



Flat 6 Highkiln, 2 Tilekiln Lane, Hastings, TN35 5EN
Offers In Excess Of £260,000 Leasehold

Nestled in the charming area of Tilekiln Lane, Hastings, this modern and immaculate first-floor apartment offers a delightful blend of comfort and style. With two well-proportioned bedrooms, including an en suite shower room to the main bedroom, this property is perfect for both individuals and small families seeking a serene living environment. The open-plan kitchen/living area creates a welcoming atmosphere, ideal for entertaining guests or enjoying quiet evenings at home. Natural light floods the area, enhancing the sense of space and warmth. Step out onto the rear balcony, where you can relish in the far-reaching views of the picturesque countryside and the sparkling sea, providing a perfect backdrop for relaxation. This purpose-built flat also features a second bathroom, ensuring convenience for all residents. Being chain-free, this apartment presents an excellent opportunity for a smooth and swift purchase. Whether you are looking to invest or find your new home, this two-bedroom flat on Tilekiln Lane is a remarkable choice that combines modern living with stunning views. Do not miss the chance to make this exceptional property your own.









Approximate total area^m

70.7 m²

760 ft²

Balconies and terraces

6.4 m²


69 ft²


(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.

GIRAFFE 360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	85	85
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC 	

None of the services or appliances mentioned in these sale particulars have been tested.

It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.

Council Tax Band – C

A property may be subject to restrictive covenants and a copy of the title documents are available for inspection.

If you are seeking a property for a particular use or are intending to make changes please check / take appropriate legal advice before proceeding.

**RUSH
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