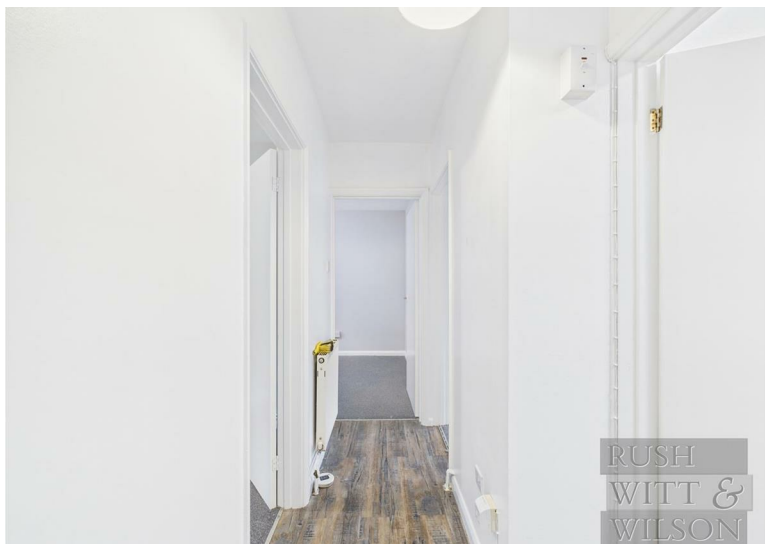


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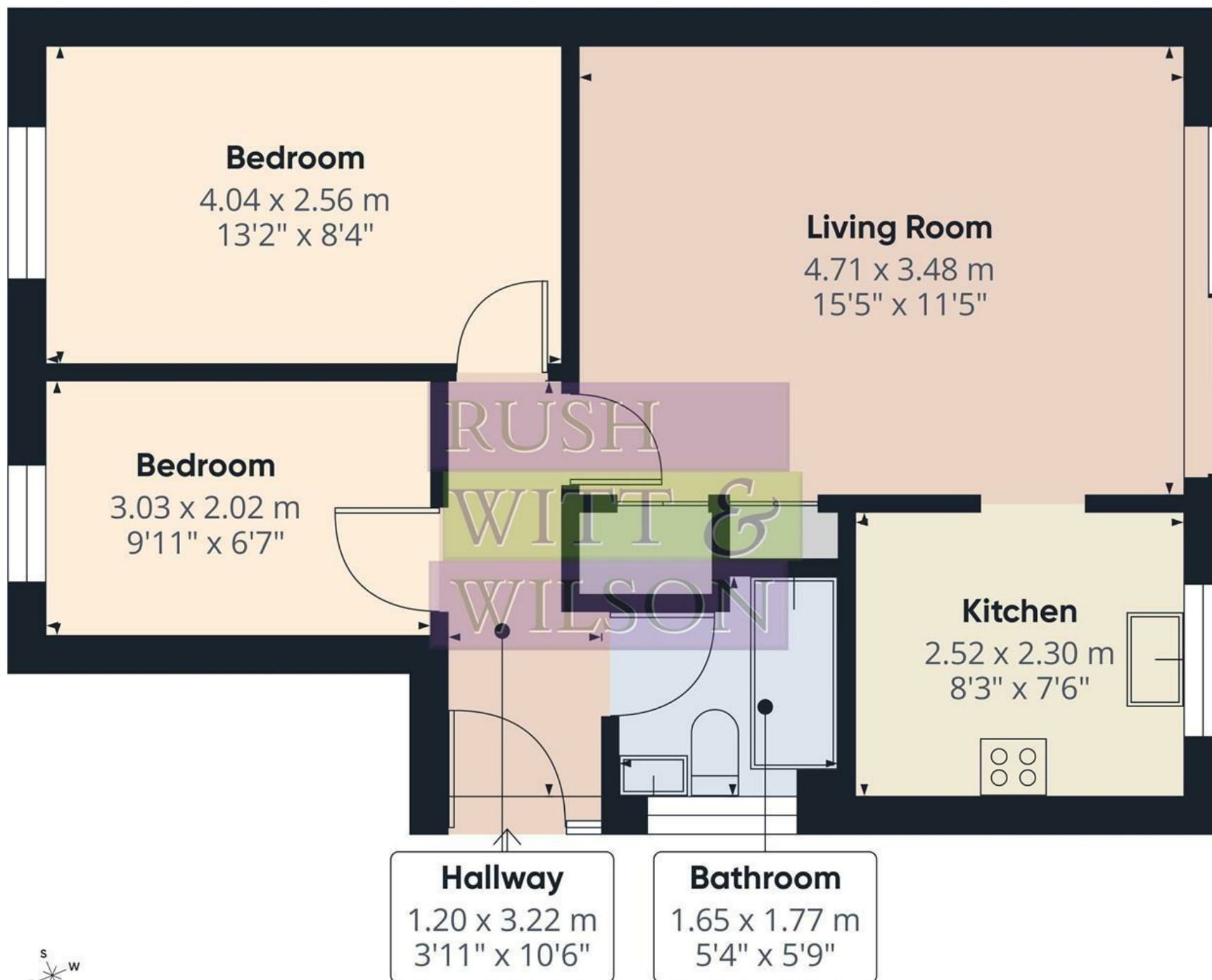
GF, 21 Brackendale, Hastings, TN35 5HN
Offers In The Region Of £170,000 Share of Freehold

CHAIN FREE Welcome to this charming ground floor flat located in the desirable area of Brackendale, Hastings. This purpose-built apartment is an ideal first-time home, offering a perfect blend of comfort and convenience. As you enter through your own private entrance, you will find a welcoming hallway that leads you into the heart of the home. The spacious living room is designed for relaxation and socialising, providing a warm and inviting atmosphere. The well-appointed kitchen is adjacent, making it easy to entertain guests or enjoy a quiet meal at home. This flat features two bedrooms, each offering a peaceful retreat for rest and relaxation. The bathroom is conveniently located, ensuring that all your needs are met within this lovely space. One of the standout features of this property is the generous outside space, perfect for enjoying the fresh air or hosting gatherings with friends and family along with one allocated parking space. This property presents a smooth and straightforward buying process, making it an excellent opportunity for those looking to step onto the property ladder. In summary, this delightful flat in Brackendale is not just a home; it is a lifestyle choice that offers both comfort and convenience in a sought-after location. Don't miss the chance to make this wonderful property your own.









Approximate total area

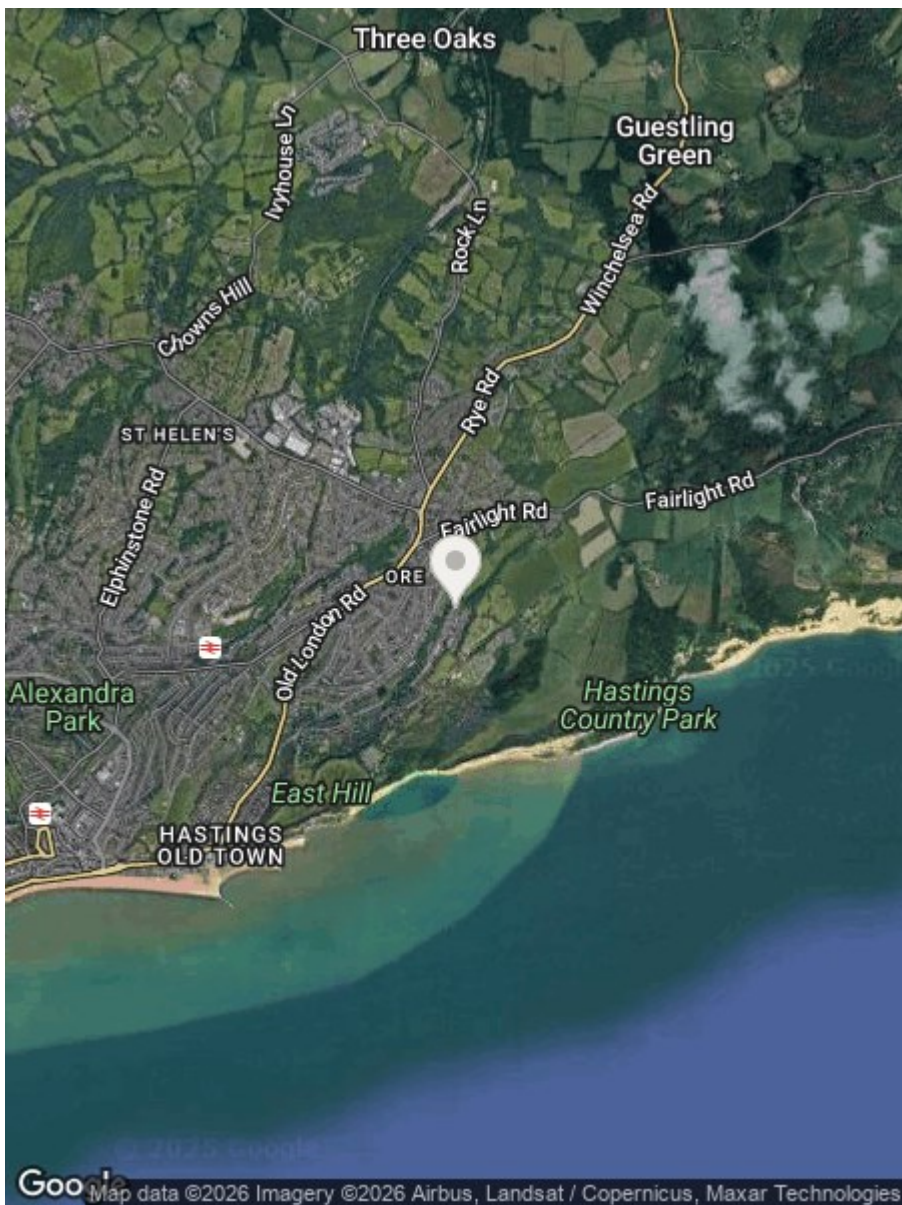
46.3 m²

499 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.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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	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	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.
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