

**RUSH
WITT &
WILSON**



**4 Highkiln, 2 Tilekiln Lane, Hastings, East Sussex TN35 5EN
£295,000**

This stunning ground floor apartment was originally the show apartment of this development constructed approximately five years ago. It is considered to be one of the best examples within the building which is conveniently and enviably positioned within easy reach of Fairlight Country Park whilst a short distance from amenities in Ore Village. The apartment has undergone various improvements by the current vendors and offers an exemplary cosmetic finish with accommodation comprising via the communal entrance of a deep private entrance hallway with generous storage, open plan living space with a modern contemporary style kitchen with fully integrated appliances open plan to a dining and living area offering stunning views to the rear across the town towards the sea with a verdant outlook whilst enjoying access to a balcony, main bedroom with remote controlled electrically operated blinds to its south facing window and doors offering access to a further separate balcony, a generous ensuite shower room/wc, further double bedroom with fitted wardrobes and a modern bathroom/wc. From the entrance hall there is integral access to the garage which has an electrically operated up and over door with replacement tiled flooring, space for utilities and light and power. The apartment comes with residents parking, a healthy lease of 120 years and moderate maintenance charges. A communal garden is found to the rear for the exclusive use of the residents offering undulating areas of lawn. Internal viewings come highly recommended via instructed agents Rush Witt & Wilson.



Communal Entrance Hall

Private entrance door leading through to:

Private Entrance Hall

Quality wood effect laminate flooring, radiator, ceiling spotlights, deep storage cupboard with shelving, integral door to the garage (described later), doors off to the following:

Lounge/Diner

17'5 x 14'9 (5.31m x 4.50m)
Double glazed windows and French doors to rear enjoying a southerly aspect with elevated views down towards the sea and providing access onto a feature balcony, continuation of the quality wood effect laminate flooring, tv and satellite point, coved ceiling, wall lights, ample space for living and dining, fitted cupboard housing a concealed boiler, open plan to:

Kitchen

10'5 x 8'8 (3.18m x 2.64m)
Fitted with a comprehensive range of white gloss matching wall and base units with wooden work surfaces over, integrated fridge and freezer, Siemans induction hob with oven set below and extractor above, fitted Siemans microwave, glazed splashback, one and a quarter bowl sink unit with side drainer, fitted and concealed Siemans slim-line dishwasher, fitted and concealed Siemans washing machine, continuation of the flooring, under cupboard lighting.

Bedroom

14' excluding wardrobes x 10' (4.27m excluding wardrobes x 3.05m)
Double glazed windows and door to rear leading out to an additional balcony offering elevated

views down towards the sea with a verdant outlook, bespoke remote controlled and electrically operated blind, carpet as laid, radiator, tv aerial point, fitted wardrobes providing floor to ceiling hanging and shelving space, door leading through to:

En-Suite Shower Room/WC

10' x 6'4 (3.05m x 1.93m)
Double glazed window to side, low level wc with concealed cistern and dual flush, floating wash hand basin with mirror set above together with a mirrored cabinet, a generous shower cubicle with a tiled enclosure and wall mounted shower control with glazed bi-fold doors, part tiled walls, tiled floor, laddered heated towel rail.

Bedroom Two

10'2 x 9'4 (3.10m x 2.84m)
Double glazed window to rear enjoying a south facing aspect with views down towards the sea, carpet as laid, radiator, range of bespoke fitted wardrobes providing hanging space and drawers.

Bathroom/WC

9'3 x 5'5 (2.82m x 1.65m)
Panel enclosed bath with independent mixer tap and shower above with a bi-fold glazed shower screen, floating wash hand basin with mixer tap and mirrored cabinet set above, wc with dual flush and concealed cistern, part tiled walls, tiled floor, extractor fan, ceiling spotlights, stainless steel laddered heated towel rail.

Outside

Garage

16'5 x 9'1 (5.00m x 2.77m)
Electrically operated up and over door, tiled flooring, space for utilities, light and power,

currently found with fitted storage and cupboards, integral access to the entrance hall.

Residents Parking

Communal Gardens

An enclosed communal garden with undulating area of lawn, sweeping pathway leading down to a stream enjoying a pleasant sunny aspect.

Tenure

Lease

Approximately 120 years remaining.

Maintenance

Currently £974 per annum.

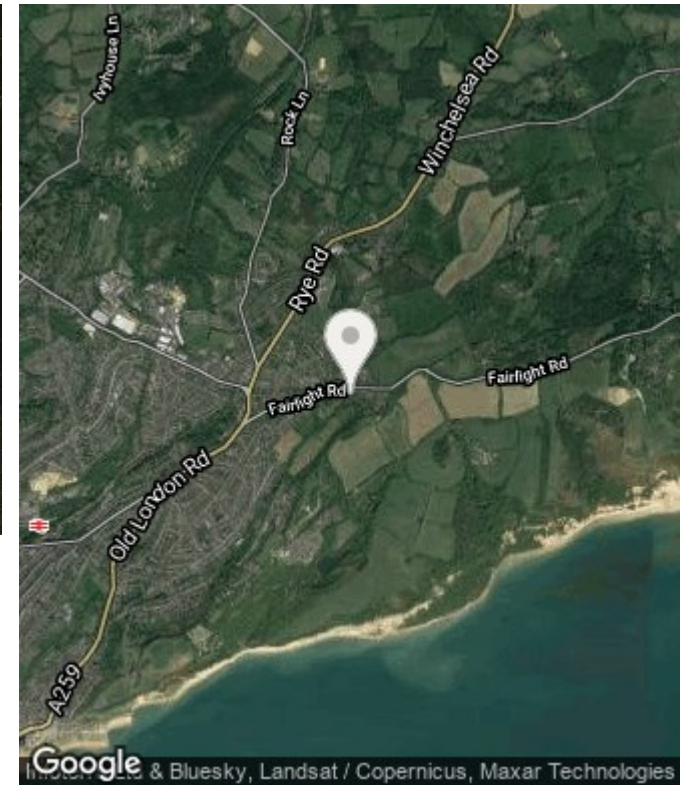
Agents Note

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.







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

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