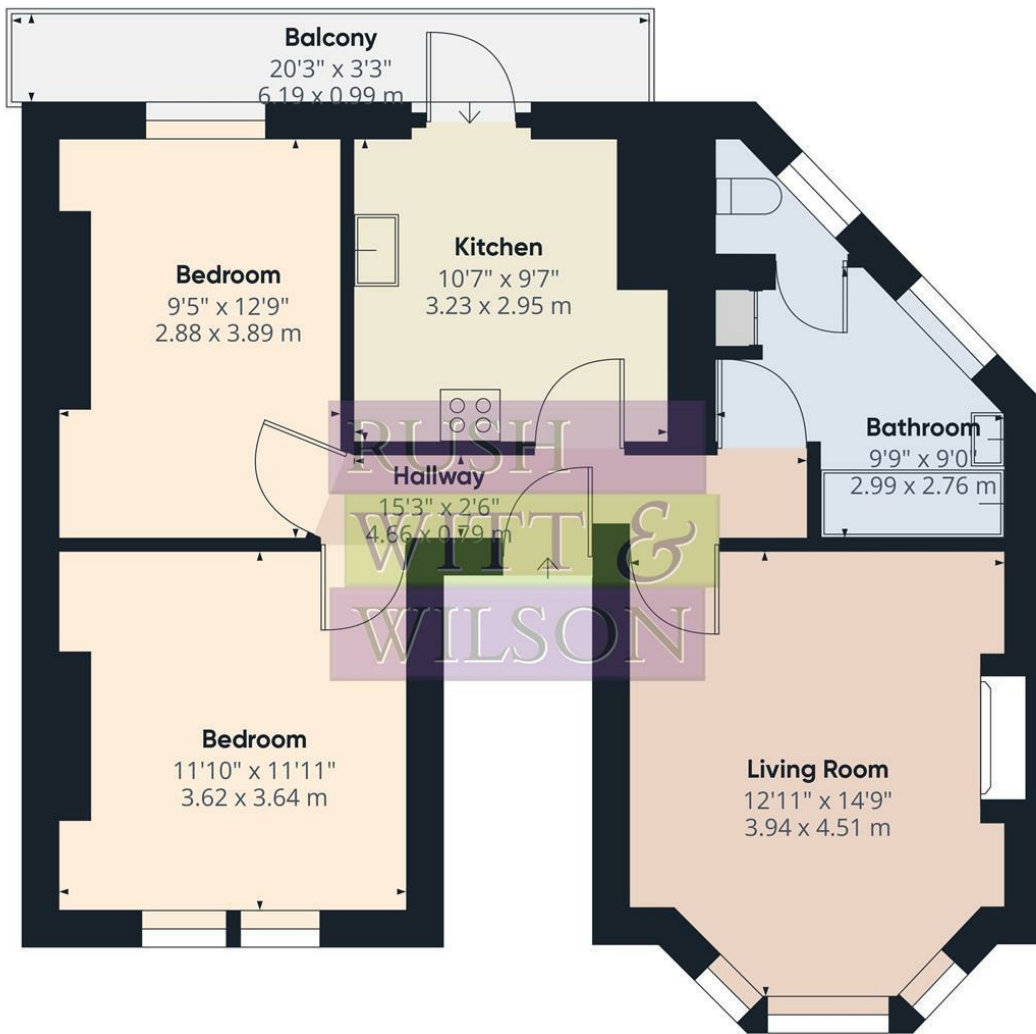




**First Floor Flat, 110 Manor Road,  
Hastings, TN34 3LP  
Offers In Excess Of £165,000**

Rush Witt & Wilson welcome to the market this first floor apartment situated close to the West Hill. Internally the accommodation offers via the communal entrance, an entrance hall, bay fronted reception room, kitchen/diner, two double bedrooms and a bathroom/wc. This apartment is complimented with an external balcony enjoying townscape views. Conveniently positioned for local amenities, early viewings are strongly encouraged.





Approximate total area<sup>(1)</sup>  
651.14 ft<sup>2</sup>  
60.49 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Energy Efficiency Rating		Current	Potential
Vary 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			
		69	81
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Vary environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

