

**RUSH
WITT &
WILSON**



**Flat 6, 25-29 Ashburnham Road, Hastings, East Sussex TN35 5JN
Offers In Excess Of £325,000**

This absolutely gorgeous three bedroom ground floor apartment forms part of this attractive period building located on the fringe of Hastings historic Old Town and seafront. The property offers elegant room proportions and presented with a modern contemporary style that really delivers a simply stunning layout boasting a private entrance, inner hallway that leads off to a large main reception room with central fireplace and French doors leading to the private rear garden, three good sized bedrooms with the third room benefiting from ensuite shower room/wc. The apartment enjoys a beautiful modern fitted kitchen and bathroom/wc. Offered for sale with a long lease, double glazing and gas central heating. Apartments of this high standard with all of the attributes it enjoys within such a superb location are seldom available to buy and early viewings are strongly encouraged.



Private pathway leading to the part glazed upvc entrance door giving access to:

Entrance Hall

Coved ceiling, ceiling rose, consumer unit, engineered flooring, radiator, doors off to the following:

Lounge/Diner

19'2 x 10'8 (5.84m x 3.25m)

Upvc French doors with adjacent windows to rear providing views and access onto the private rear garden, two ceiling roses, contemporary radiator, feature fireplace, deep skirting boards, wall mounted thermostat, tv point, telephone point.

Kitchen

10'5 x 8' (3.18m x 2.44m)

Range of modern matching wall and base units with work surfaces over, one and a half bowl stainless steel sink unit with side drainer, four ring electric hob with oven set below and extractor above, part tiled walls, space and plumbing for washing machine, space for fridge/freezer, radiator, engineered flooring, ceiling spotlights, deep skirting boards, extractor fan.

Bedroom One

13'4 max x 11'1 max (4.06m max x 3.38m max)

Two double glazed windows to rear, coved ceiling, ceiling rose, built in double wardrobes, carpet as laid.

Bedroom Two

11'9 x 9'11 max (3.58m x 3.02m max)

Double glazed window to side, coved ceiling, ceiling rose, fitted wardrobe, radiator, carpet as laid, storage cupboard.

Bedroom Three

13'10 max x 5'4 max (4.22m max x 1.63m max)

Double glazed window to side, coved ceiling, ceiling rose, carpet as laid, radiator, door leading through to:

En-Suite Shower Room/WC

Double glazed window to rear, shower cubicle with sliding entrance door and wall mounted shower control, wash hand basin, low level wc, laminate flooring, laddered heated towel rail, coved ceiling, ceiling spotlights, extractor fan, shaver point.

Bathroom/WC

P-shaped panel enclosed bath with shower unit set above and glass shower screen, wash hand basin with tiled splashback, low level wc with concealed cistern, vinyl flooring, ceiling spotlights, coved ceiling, extractor fan, laddered heated towel rail.

Outside

Private Rear Garden

Indian sandstone patio area to the immediate rear, area of lawn, decorative stone to borders, area of raised decking with cedar fencing set behind, garden shed, fully enclosed with close board timber fencing, gated side access.

Tenure

Lease

Approximately 120 years remaining.

Ground Rent

Approximately £250 per annum.

Maintenance

Approximately £937 every six months.

Agents Note

Council Tax Band - A

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.

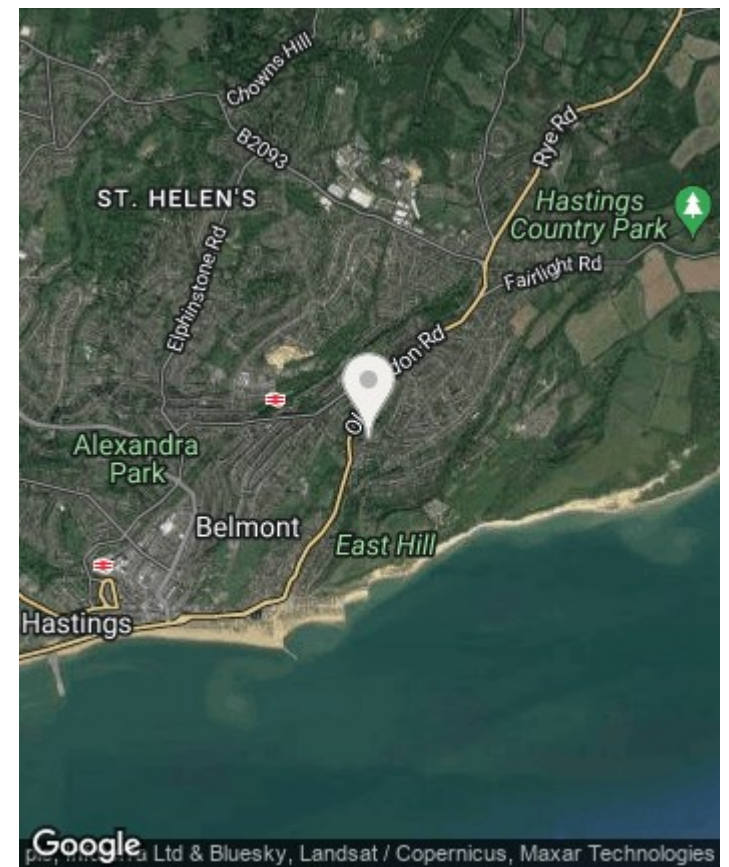




GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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			
		77	78
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	



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