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**First Floor Flat, 23 Wellington Road, Hastings, TN34 3RN**  
**Offers In Excess Of £160,000 Leasehold**



**Nestled on Wellington Road in Hastings, this charming first-floor flat conversion presents an excellent opportunity for first-time buyers seeking to step onto the property ladder. The apartment boasts a spacious and inviting atmosphere throughout, featuring a delightful open-plan bay-fronted living room and kitchen, perfect for entertaining friends and family. As you enter, an L-shaped internal hallway leads you to the modern main bathroom, ensuring convenience and comfort. The bedroom, located at the rear of the apartment, offers stunning views across to Alexandra Park, providing a serene retreat from the hustle and bustle of daily life. The location is truly enviable, with the picturesque West Hill just a short stroll away. Here, you can enjoy breathtaking panoramic views over the seafront, Hastings, and St Leonards. Additionally, the vibrant Hastings town centre is within easy reach, offering a comprehensive range of shopping, sporting, and recreational facilities, as well as a mainline railway station for those commuting further afield. This delightful one-bedroom apartment is not just a home; it is a gateway to a lifestyle filled with convenience and charm. Whether you are looking to make your first purchase or seeking a cosy retreat, this property is sure to impress. Don't miss the chance to make it your own!**

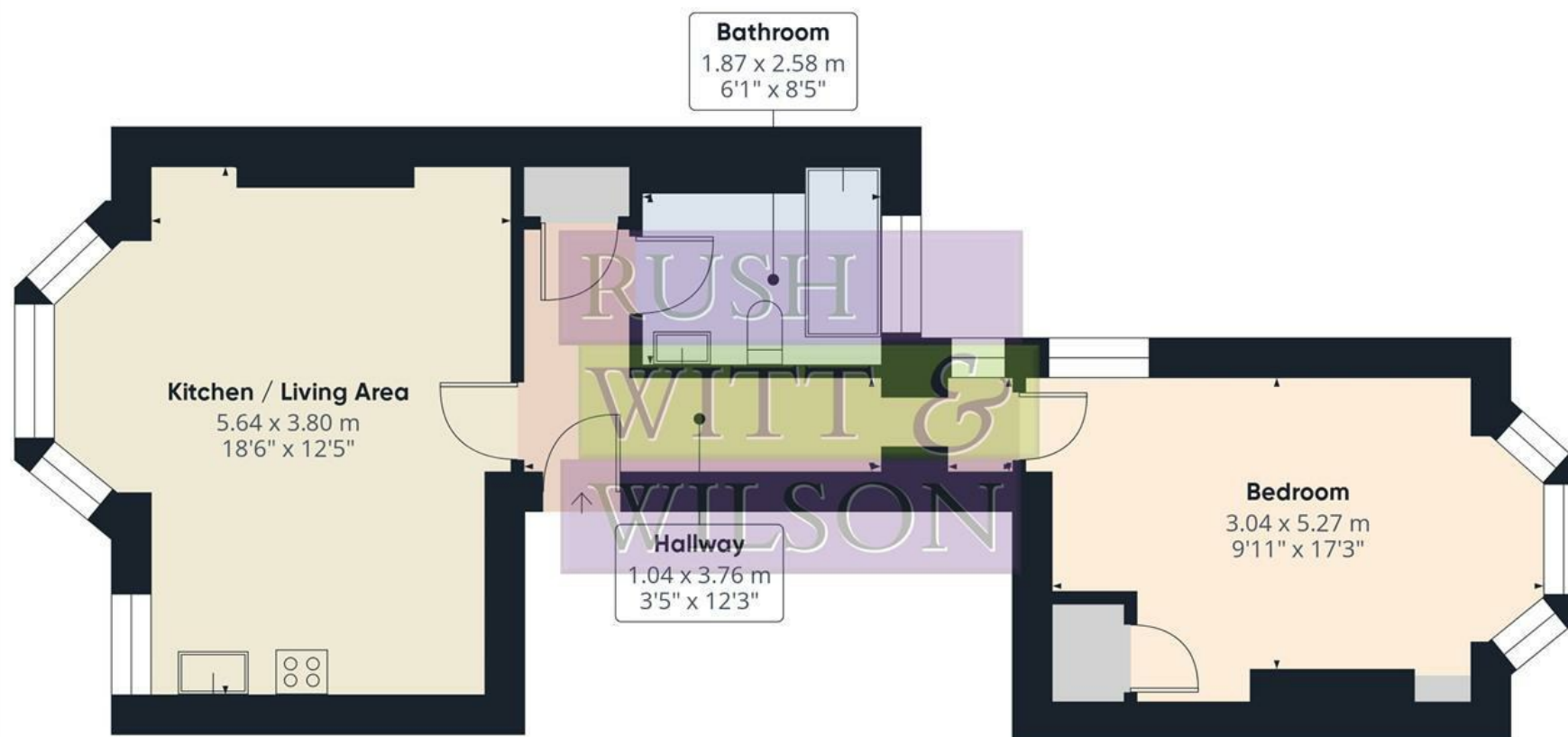












Approximate total area<sup>(1)</sup>

52.6 m<sup>2</sup>

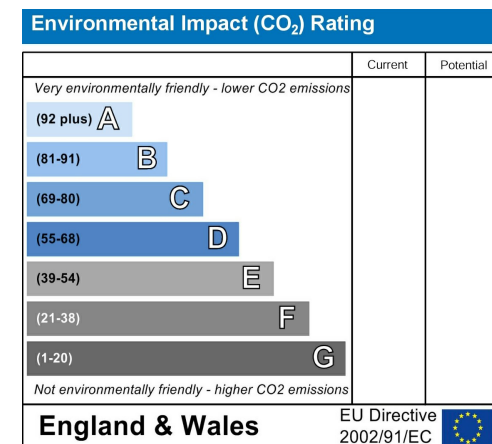
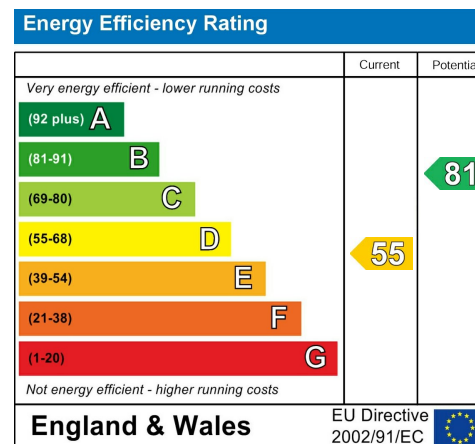
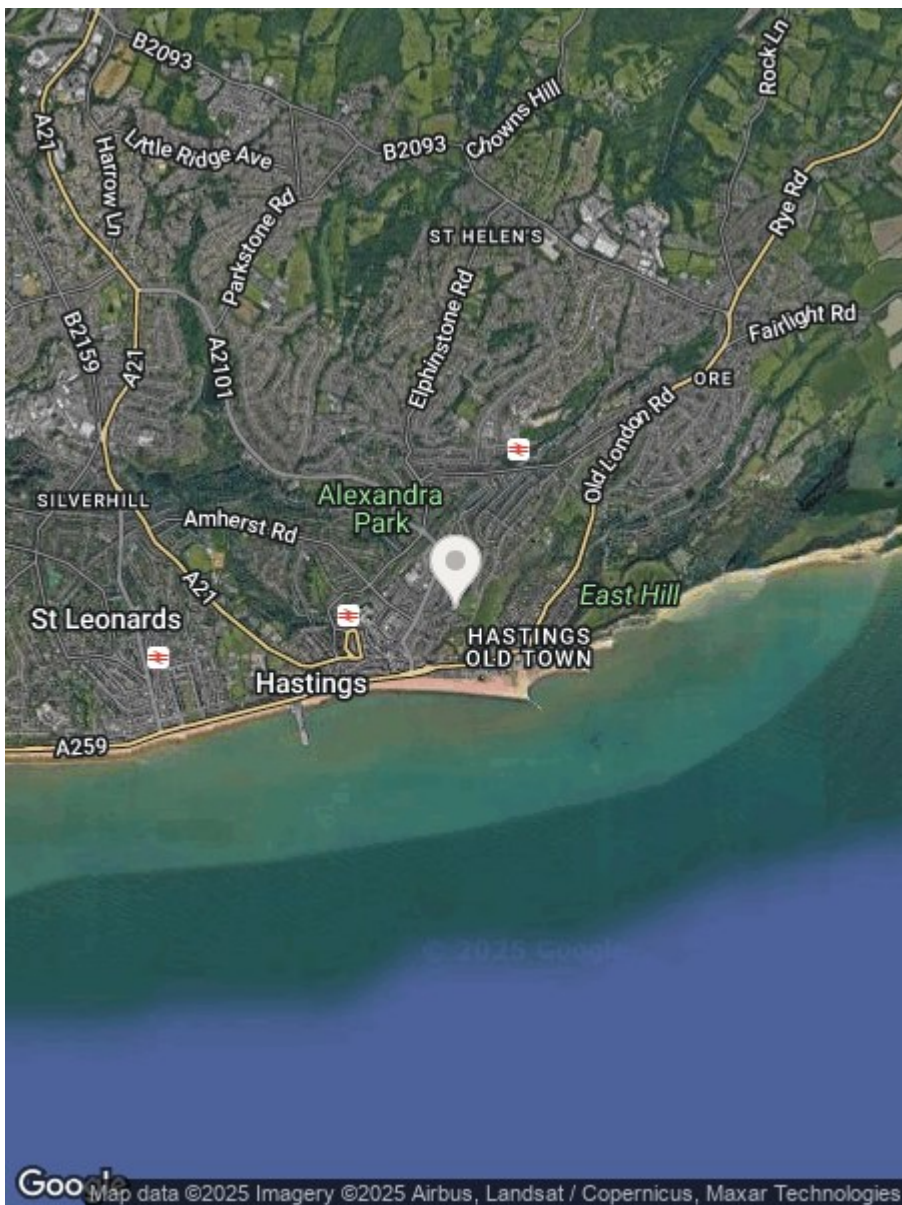
567 ft<sup>2</sup>

(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.

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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 – A

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.

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