

**RUSH
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17 Laton Road, Hastings, TN34 2ES
Offers In Excess Of £140,000 Share of Freehold

Nestled on Laton Road in Hastings, this beautifully presented one-bedroom apartment is a splendid opportunity for first-time buyers or those seeking a charming retreat. Set on the first floor of a characterful residence, the property is just moments away from the picturesque Alexandra Park, offering a delightful blend of convenience and tranquillity. Upon entering, you are welcomed into an open plan living and kitchen area, which is bathed in natural light thanks to the front-facing bay window. This space has been thoughtfully designed, featuring a newly fitted kitchen that seamlessly integrates with the living area, making it perfect for both relaxation and entertaining. The apartment boasts a luxury shower room, which has been restored to an exceptional standard, ensuring a modern and comfortable experience. The neutral palette throughout the apartment creates a warm and inviting atmosphere, allowing you to easily personalise the space to your taste. Additionally, the property benefits from a share of freehold, a large communal garden, providing a lovely outdoor area to enjoy throughout the year. With the added advantage of residents parking and being sold chain free, this apartment presents an ideal opportunity for those looking to make their first step onto the property ladder. Do not miss the chance to view this delightful home, where comfort and style meet in a prime location.





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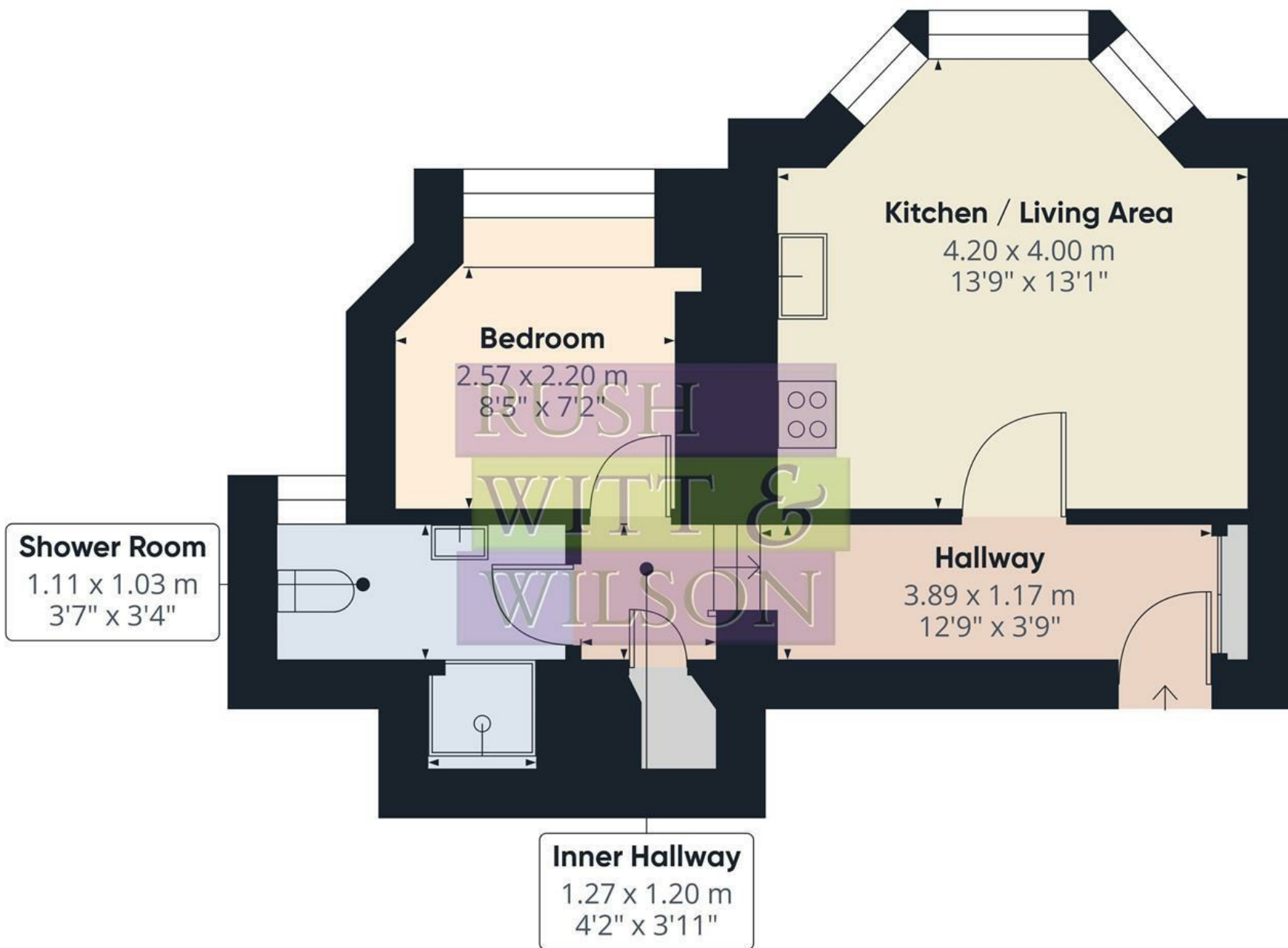


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Approximate total area⁽¹⁾

32.7 m²

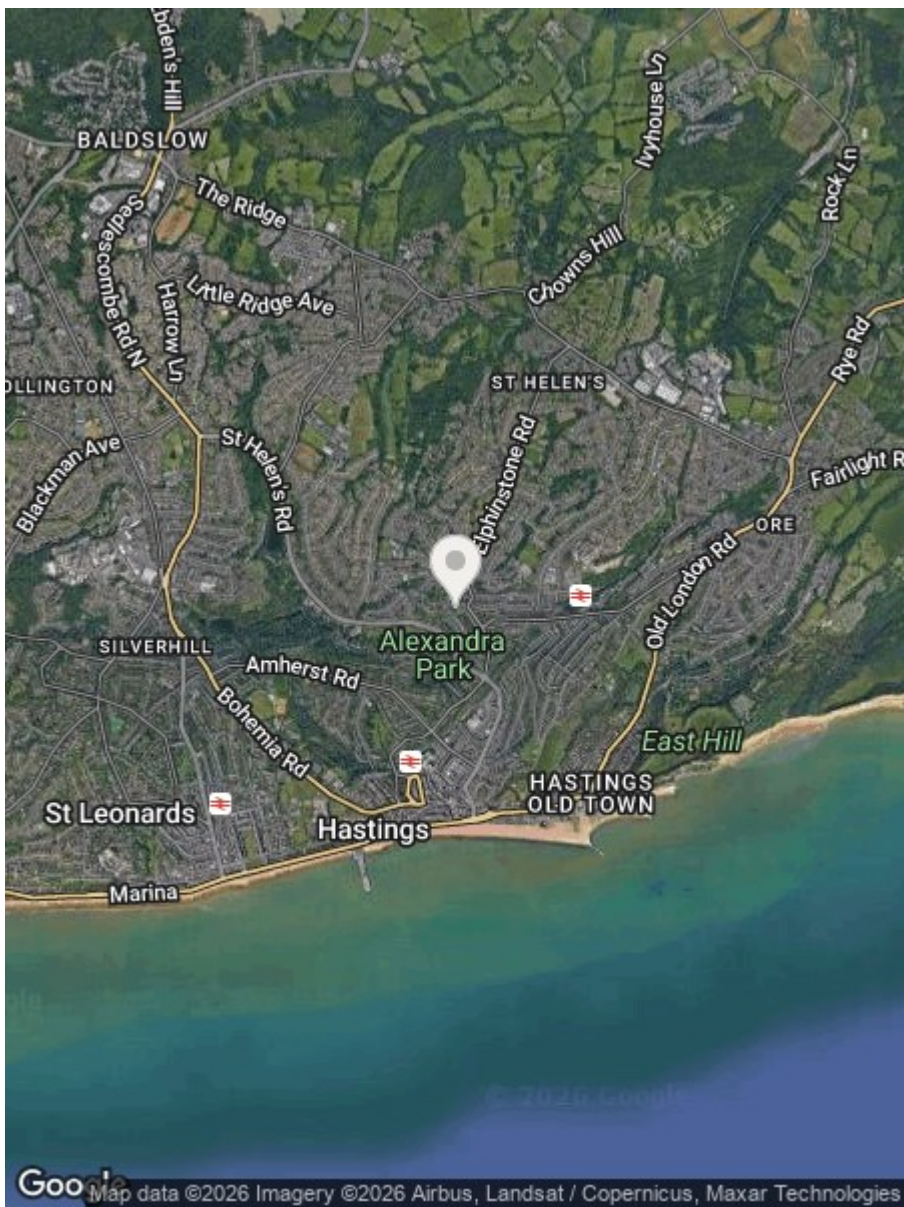
353 ft²

(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.

GIRAFFE 360





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	

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	

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).
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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.
5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://rushwittwilson.co.uk/privacy-policy>

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