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**Flat 1, 10 Elphinstone Road, Hastings, TN34 2EE
Offers In The Region Of £250,000 Leasehold**

Nestled on Elphinstone Road in the charming town of Hastings, we are delighted to present this exceptional ground floor apartment conversion, originally built in circa. 1880. This spacious residence offers a unique blend of character and modern living, making it an ideal choice for those seeking comfort and convenience. Upon entering, you are welcomed by a generous entrance hall that leads to a bright and airy living/dining room, perfect for both relaxation and entertaining. The well-equipped modern kitchen is designed to meet all your culinary needs, ensuring a delightful cooking experience. This apartment boasts two large double bedrooms, providing ample space for rest and privacy, along with a sizeable bathroom that includes a utility area for added convenience. One of the standout features of this property is its private entrance, which enhances the sense of independence and security. Additionally, the flat benefits from a share of the freehold & allocated parking. The location is equally appealing, situated within walking distance of the picturesque Alexandra Park and the vibrant Hastings town centre, where you can explore a variety of shops, cafes, and cultural attractions. The property is well situated within a 15 minute walking distance to the Old Town, and only 10 minutes to the seafront. The property is further enhanced by gas-fired central heating and double glazing, ensuring warmth and energy efficiency throughout the year. This remarkable apartment presents a rare opportunity to secure a spacious and well-presented home in a sought-after area. Whether you are a first-time buyer or looking to downsize, this property is sure to impress. Do not miss your chance to make this delightful flat your new home.





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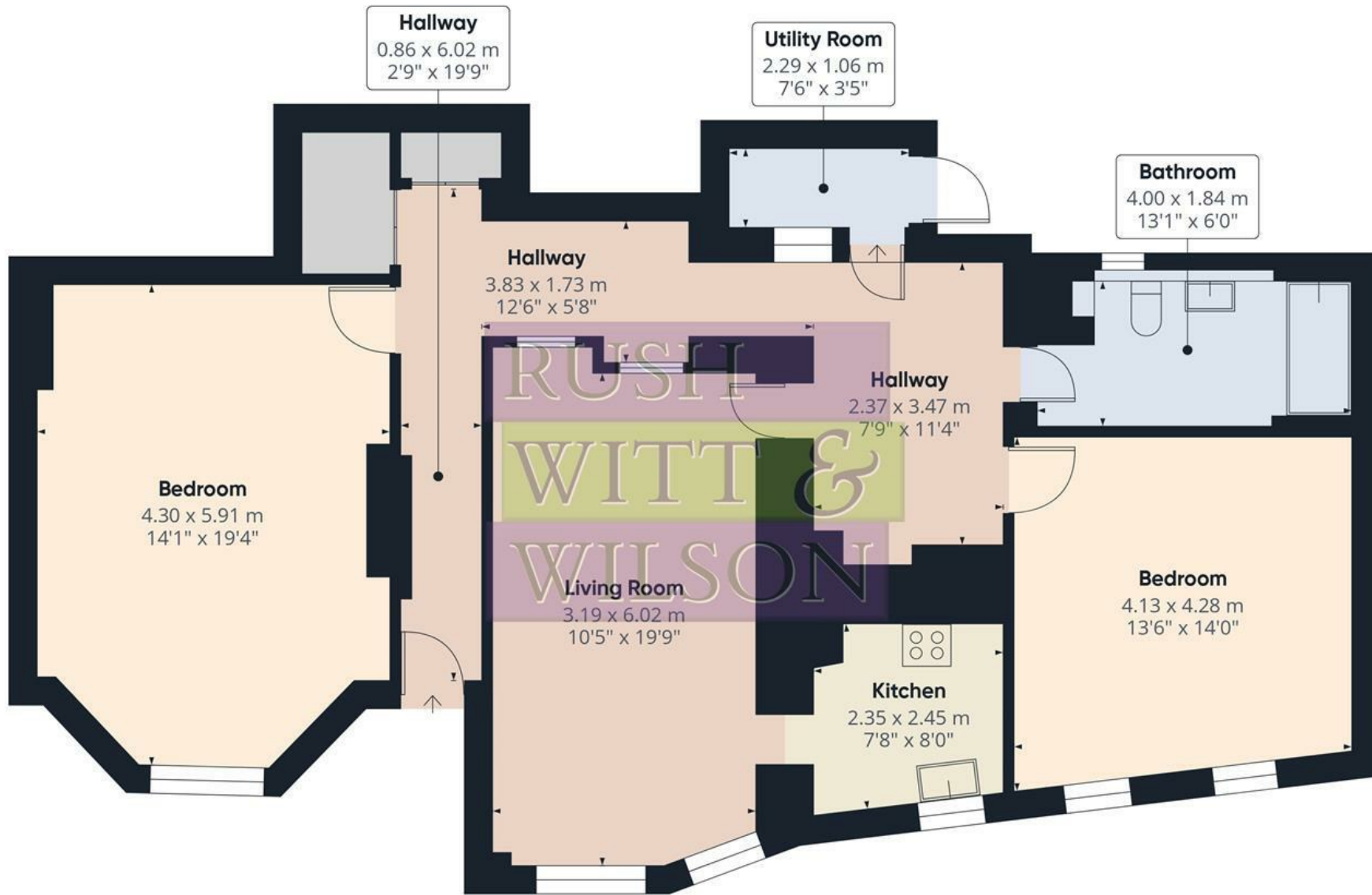
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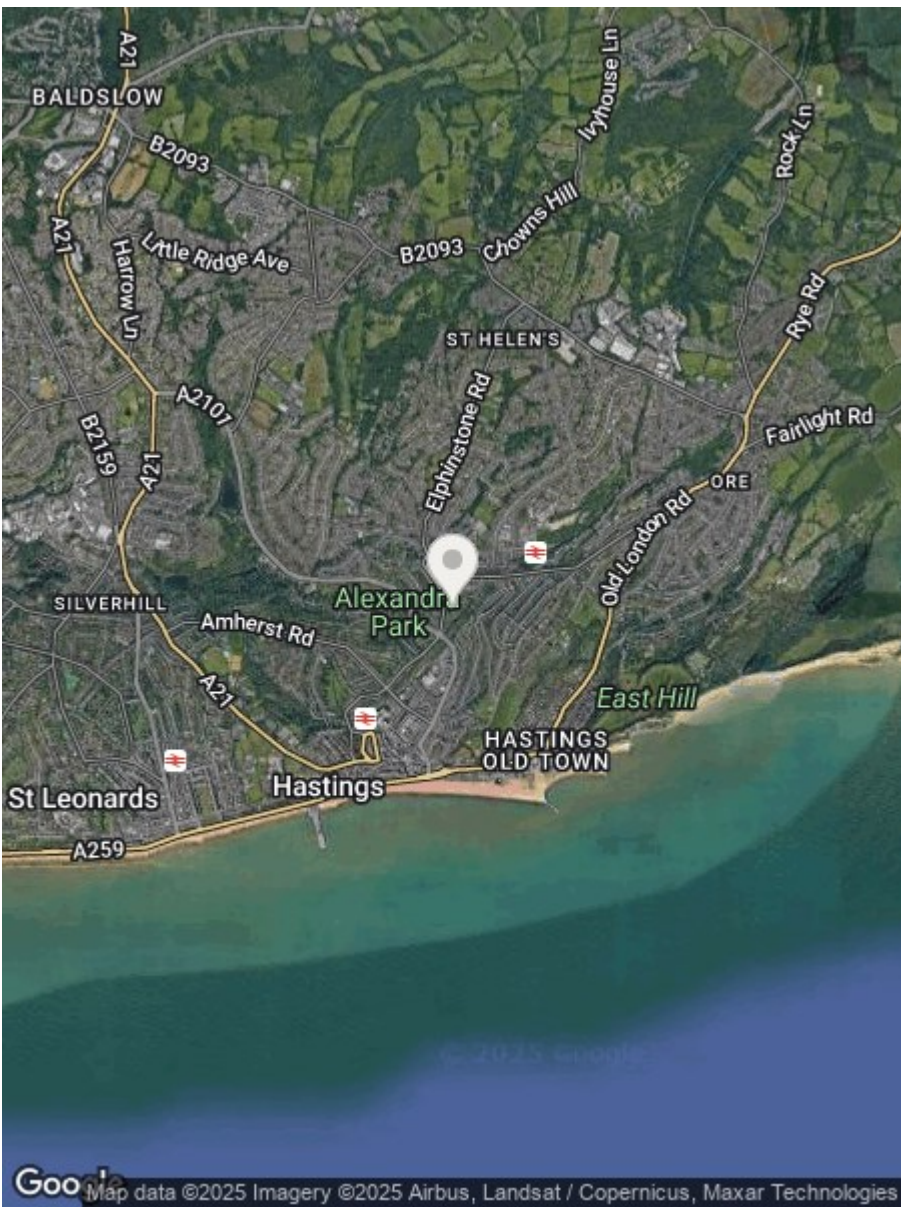
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Approximate total area⁽¹⁾
 96.4 m²
 1038 ft²

(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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		76
(39-54) E	58	
(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	

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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