

**RUSH
WITT &
WILSON**



**Flat 1 46-47 St James Road, Hastings, East Sussex TN34 3LH
Offers In Excess Of £190,000**

We believe this is just perfect for anyone looking to escape the city to the sea, this ground floor one bedroom apartment is found at the end of a sought after road within walking distance of Alexandra Park. This beautiful ground floor garden apartment is a genuine must view for anyone looking for properties of this calibre. Offered for sale with no onward chain the property has been superbly renovated and offers its own private gated entrance, beautiful bay fronted living room with a feature fireplace and a separate adjoining contemporary fitted kitchen. Accessed from the inner hallway there is a generous bay fronted double bedroom and a stunning hotel style bathroom/wc. Enjoying its own gated private front garden, early viewings come highly recommended via appointed sole agents Rush Witt & Wilson.



Private Entrance Lobby

Private upvc double glazed entrance door, entrance mat, cloaks hook, solid oak door leading through to;

Reception Room

15'7 x 15'1 (4.75m x 4.60m)

Generous double glazed bay window to front with views onto the enclosed front garden, Victorian style radiator, feature fireplace, tv aerial point, engineered oak flooring, part glazed oak doors leading through to:

Kitchen

7'4 x 6'4 extending to 1'1 into recess (2.24m x 1.93m extending to 0.33m into recess)

Double glazed opaque window to side, range of high quality wall and base units with solid oak work surfaces over, recessed stainless sink unit with side drainer and swan neck mixer tap, integrated washing/dryer, fitted Neff electric hob with Smeg oven set below, deep recess ideal for a large fridge/freezer, ceiling spotlights, continuation of the engineered oak flooring.

Inner Hallway

Continuation of the engineered oak flooring, built in storage cupboard, doors off to the following:

Bedroom

15' x 14'7 (4.57m x 4.45m)

A generous double room with an attractive double glazed bay window to front, carpet as laid, attractive centre piece fireplace, Victorian style radiator.

Bathroom

7'7 x 6'1 (2.31m x 1.85m)

A hotel style suite comprising of a panel enclosed bath with mixer tap and fitted rainfall shower set

above with wall mounted control, wash hand basin set into a vanity unit with cupboards set below and mixer tap, low level wc, laddered stainless steel heated towel rail, part tiled walls. tiled floor, ceiling spotlights.

Outside

Front Garden

Private area of front garden, enclosed with iron railing, raised flower beds, rendered walls, Indian sandstone patio.

Tenure

Lease

In excess of 900 years.

Maintenance

As and when required.

Ground Rent

£150 per annum.

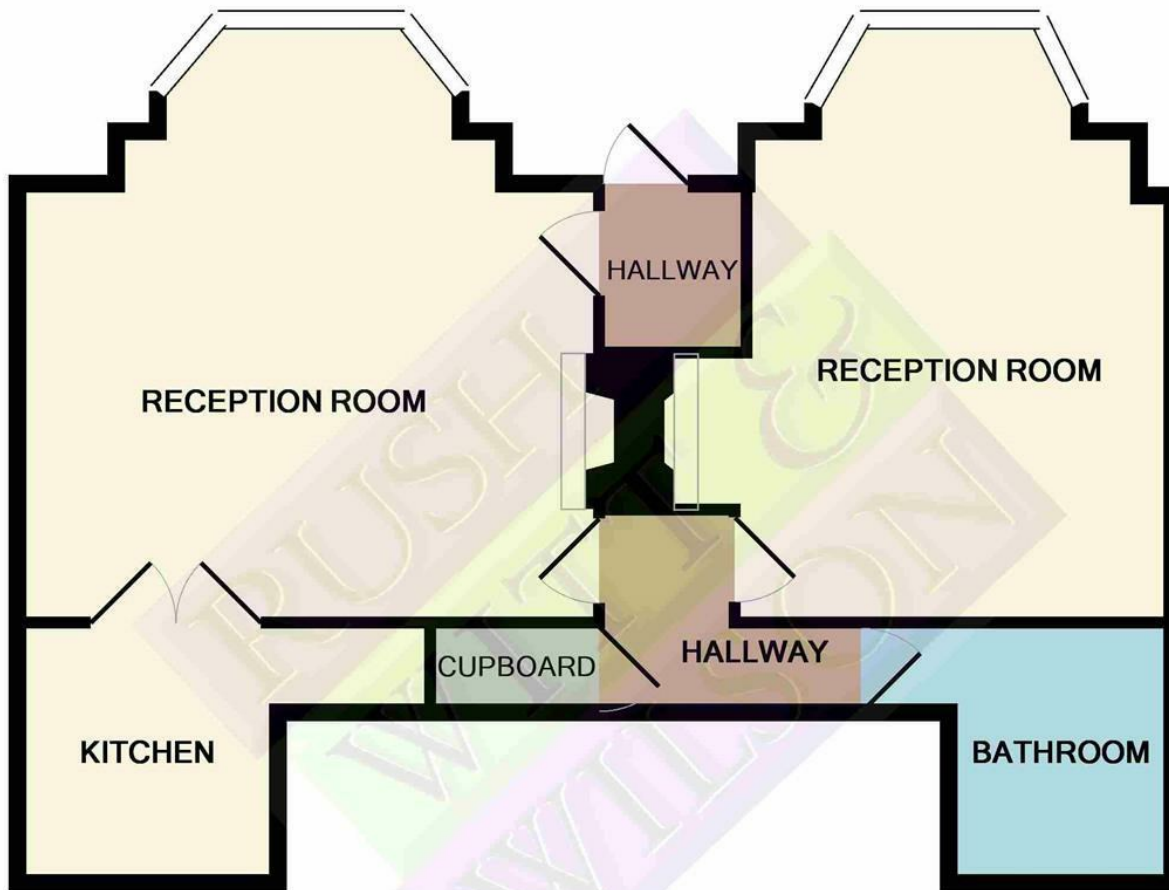
Agents Note

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.



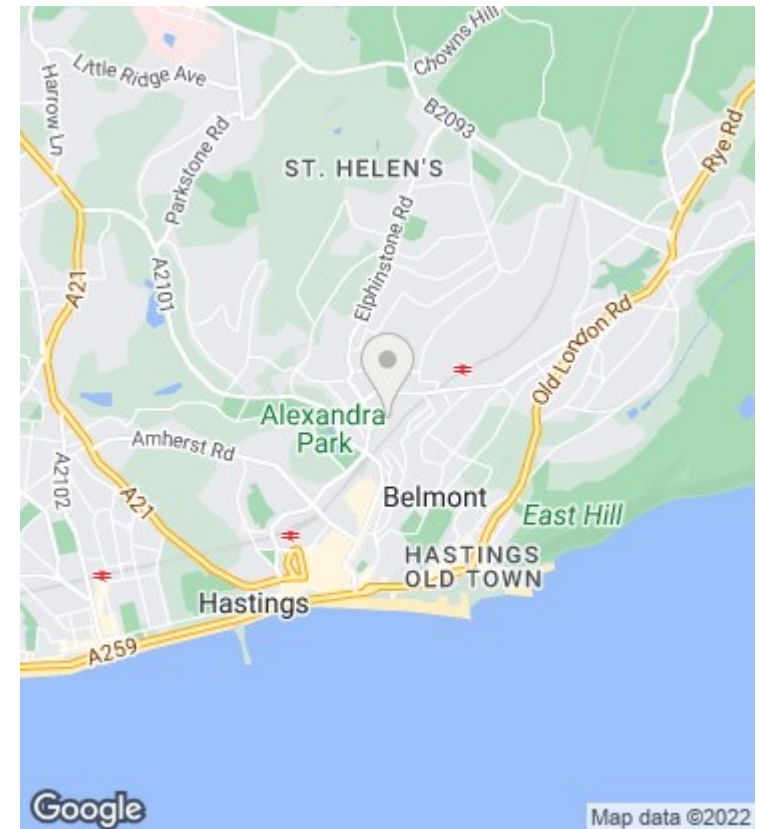




TOTAL APPROX. FLOOR AREA 601 SQ.FT. (55.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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	
64	75
EU Directive 2002/91/EC	
England & Wales	

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	
62	78
EU Directive 2002/91/EC	
England & Wales	

**RUSH
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