

**RUSH  
WITT &  
WILSON**



**16 Hughenden Court Mount Pleasant Road, Hastings, East Sussex TN34 3ST  
£70,000**

Rush Witt & Wilson are pleased to offer this two bedroom first floor apartment benefiting from an allocated underground parking space and balcony with slight sea views. Hughenden Court is a very well maintained block and is situated on a main bus route close to local amenities and within walking distance of Hastings town centre, Alexandra Park and both Ore and Hastings train stations. The accommodation comprises of an entrance hall with storage, lounge with access out to a balcony, modern fitted kitchen, family bathroom, double bedroom and a large single bedroom. The property is in need of a lease extension and is being sold to CASH BUYERS ONLY.

\*\*\*This property is for sale by Modern Method of Auction and viewers/bidders' personal data will be shared with IAM-Sold Ltd (the Auctioneer). Buyer & Seller are to complete the transaction within a 56 Day Reservation Period. If buying with a mortgage, check the properties suitability with your lender before bidding. The buyer will sign a Reservation Agreement and make payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,000 inc VAT. The Reservation Fee is paid in addition to the purchase price and is considered within the calculation for stamp duty. Buyers are to provide the Auctioneer with proof of funding and complete ID checks. Buyer also pays £300 inc VAT for a Buyer Information Pack which viewers should review fully before bidding. Where services are recommended, the Agent or Auctioneer will be paid for the recommendation. Recommended services are optional.\*\*\*

**Hallway**  
19'0 x 3'0 (5.79m x 0.91m)

**Kitchen**  
5'9 x 9'10 (1.75m x 3.00m)

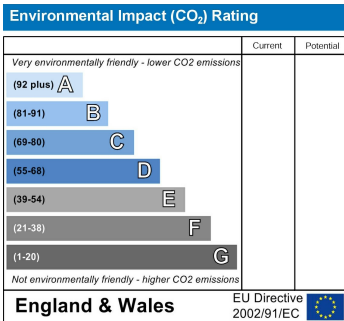
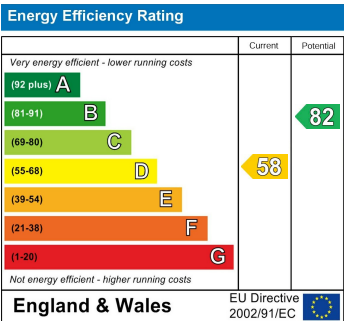
**Living Room**  
10'2 x 16'9 (3.10m x 5.11m)

**Bedroom**  
9'0 x 12'0 (2.74m x 3.66m)

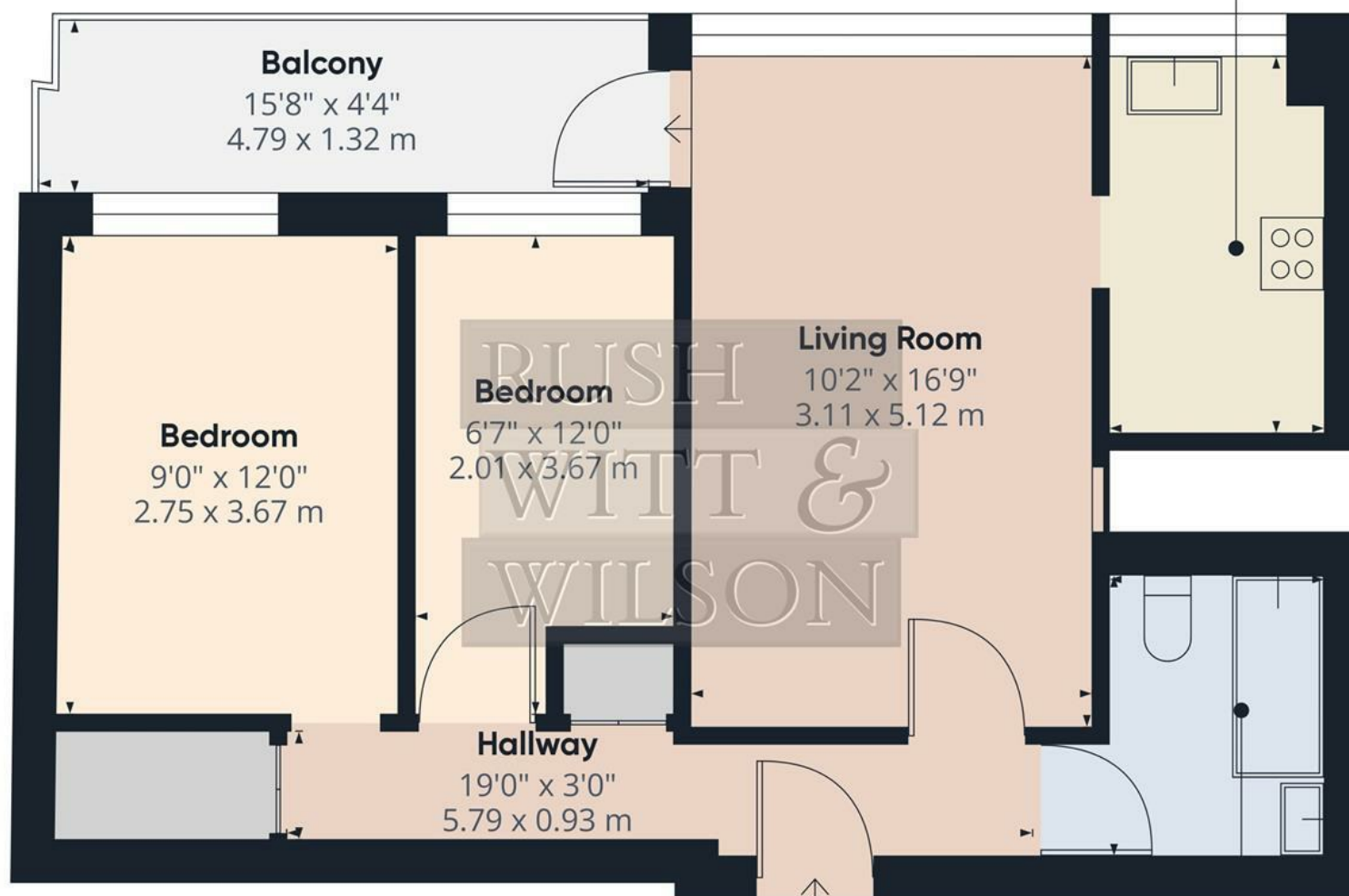
**Bedroom**  
6'7 x 12'0 (2.01m x 3.66m)

**Bathroom**  
5'8 x 7'7 (1.73m x 2.31m)

**Balcony**  
15'8 x 4'4 (4.78m x 1.32m)







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

542.72 ft<sup>2</sup>

50.42 m<sup>2</sup>

**Balconies and terraces**

67.6 ft<sup>2</sup>

6.28 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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