

**RUSH  
WITT &  
WILSON**



RUSH  
WITT &

**Flat 3, 103 Lower Park Road, Hastings, TN34 2LE**  
**Offers In The Region Of £220,000 - Leasehold - Share of Freehold**



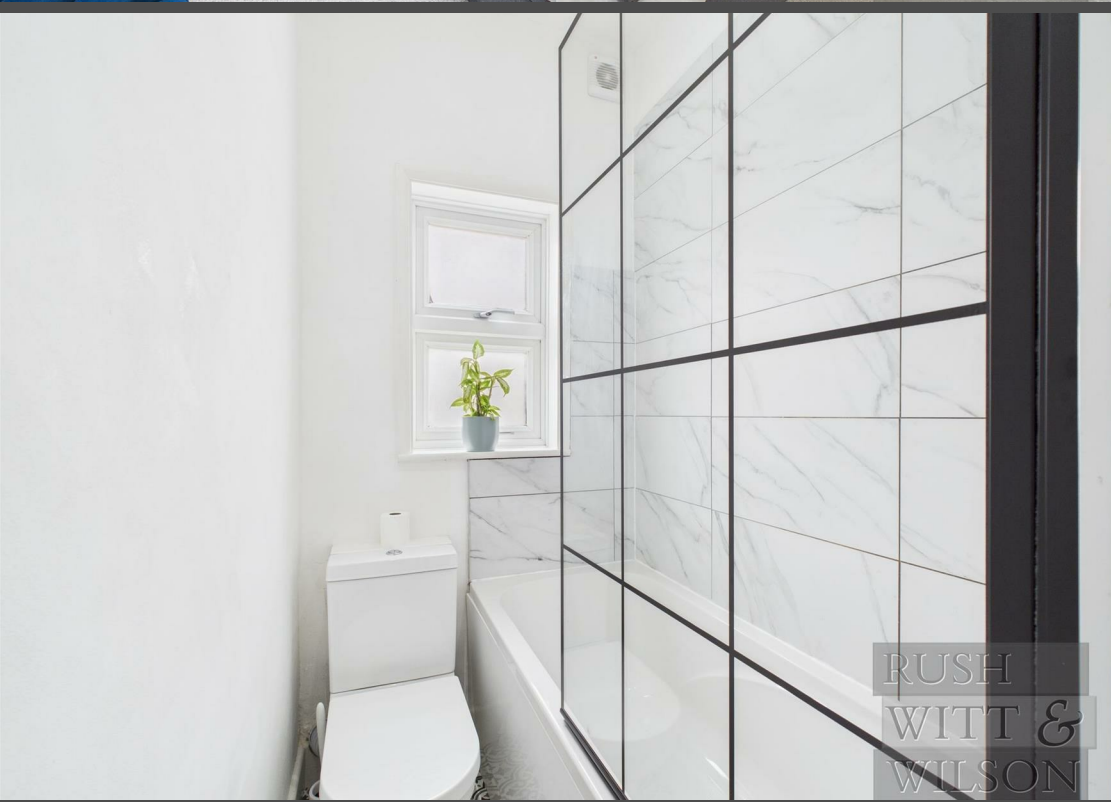
Nestled on the charming Lower Park Road in Hastings, this immaculately presented two-bedroom apartment offers a delightful blend of modern living and classic character. This apartment has been thoughtfully modernised to create a stylish and comfortable home. A welcoming open plan reception room that provides a perfect space for relaxation or entertaining guests. The two well-proportioned bedrooms are complemented by a loft space, offering additional storage or potential for further development. The modern bathroom is tastefully designed, ensuring a serene retreat for your daily routines. The kitchen is equipped with integrated appliances, making it a joy for any home cook. The layout is both functional and inviting, ideal for preparing meals while engaging with family or friends. One of the standout features of this property is the off-road parking, a rare find in such a desirable location. The apartment is situated directly opposite the picturesque Alexandra Park, providing a beautiful backdrop for leisurely strolls or outdoor activities. Additionally, the garden boasts a raised decking area, perfect for enjoying al fresco dining or simply soaking up the sun. This outdoor space enhances the overall appeal of the property, making it an ideal spot for relaxation. In summary, this modernised apartment on Lower Park Road is a perfect choice for those seeking a blend of convenience, comfort, and charm in Hastings. With its prime location, stylish interiors, and outdoor space, it presents an excellent opportunity for both first-time buyers and those looking to downsize.

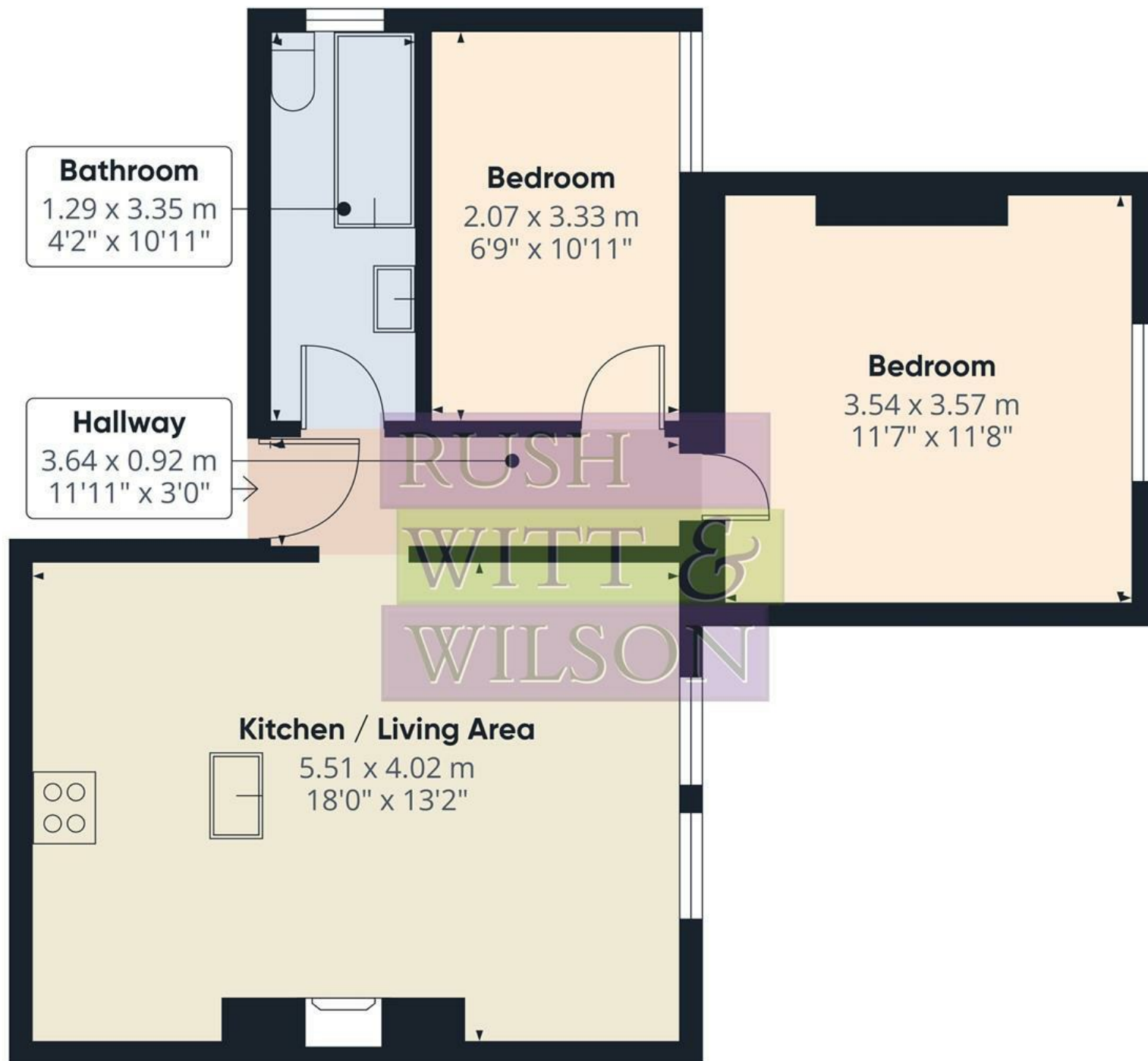












**Approximate total area<sup>(1)</sup>**

48.7 m<sup>2</sup>

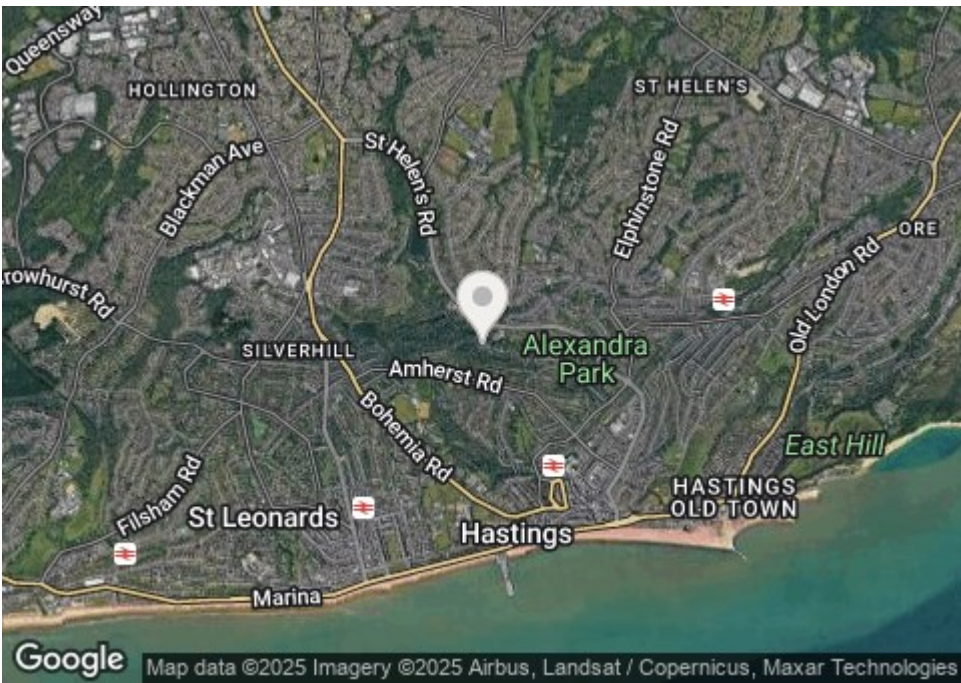
525 ft<sup>2</sup>

(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.

**GIRAFFE 360**





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).
2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.
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>

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		
	71	79
England & Wales		
	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales		
	EU Directive 2002/91/EC	



Residential Estate Agents  
Lettings & Property Management



Rother House Havelock Road  
Hastings  
East Sussex  
TN34 1BP  
Tel: 01424 442443  
[hastings@rushwittwilson.co.uk](mailto:hastings@rushwittwilson.co.uk)  
[www.rushwittwilson.co.uk](http://www.rushwittwilson.co.uk)