

**RUSH  
WITT &  
WILSON**



**11 Hawthorn Road, Hastings, TN35 5HW  
Offers In The Region Of £170,000 Leasehold**

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Nestled on Hawthorn Road in the charming town of Hastings, this delightful one-bedroom ground floor apartment presents an excellent opportunity for first-time buyers or those seeking a cosy retreat. The flat boasts its own private entrance, ensuring a sense of independence and comfort. Upon entering, you will find a spacious living room and dining area that seamlessly connects to the well-appointed kitchen, creating a perfect space for both relaxation and entertaining. The apartment features a thoughtfully designed bathroom and a generously sized bedroom, providing a tranquil haven for rest. One of the standout features of this property is the south-facing rear garden, which serves as a sun trap, ideal for enjoying sunny afternoons or hosting gatherings with friends and family. This outdoor space enhances the appeal of the apartment, offering a slice of nature right at your doorstep. With its convenient location and charming features, this purpose-built flat is not just a home; it is a lifestyle choice. Whether you are looking to take your first step onto the property ladder or seeking a comfortable living space in Hastings, this apartment is sure to meet your needs. Don't miss the chance to make this lovely flat your own.









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

45.5 m<sup>2</sup>

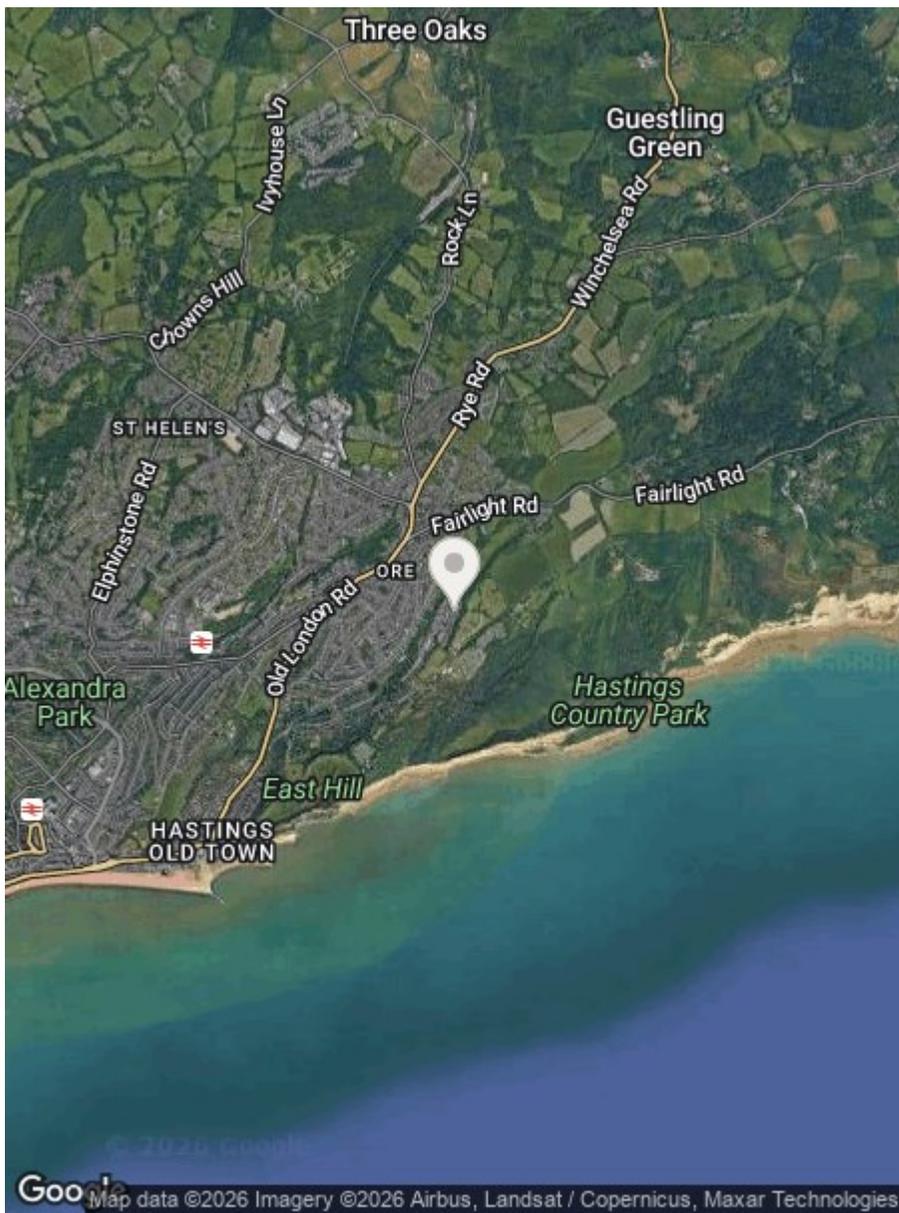
491 ft<sup>2</sup>

(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.

GIRAFFE360





| Energy Efficiency Rating                    |  | Current   | Potential |
|---|--|---|-----------|
| Very energy efficient - lower running costs |  |   |           |
| (92 plus) A                                 |  |   |           |
| (81-91) B                                   |  |   |           |
| (69-80) C                                   |  | 74  | 77        |
| (55-68) D                                   |  |   |           |
| (39-54) E                                   |  |   |           |
| (21-38) F                                   |  |   |           |
| (1-20) G                                    |  |   |           |
| Not energy efficient - higher running costs |  |   |           |
| <b>England &amp; Wales</b>                  |  | 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 |  |   |           |
| <b>England &amp; Wales</b>                                      |  | 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.

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