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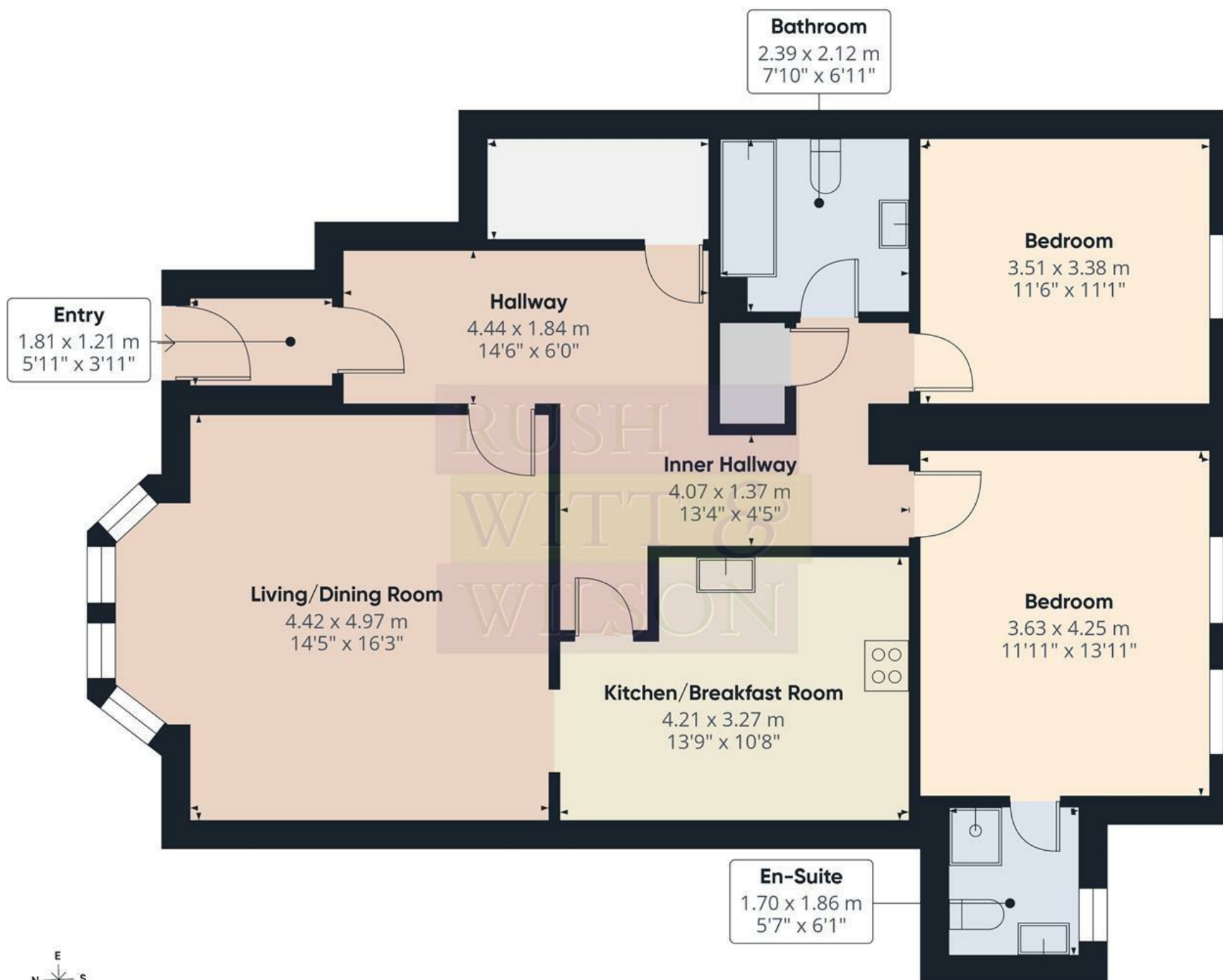
44 Mount Pleasant Road, Hastings, TN34 3SH
Offers In Excess Of £180,000 Share of Freehold

We welcome you to visit this two bedroom ground floor flat presents an excellent opportunity for those seeking a comfortable and convenient living space. With its private entrance and allocated parking, this property offers both privacy and ease of access. Upon entering, you are welcomed into a spacious entrance vestibule that leads to a well-designed hallway, complete with two large storage cupboards, perfect for keeping your living area tidy. The heart of the home is the impressive living/dining room, providing ample space for relaxation and entertaining. The kitchen/breakfast room is well-equipped, making it ideal for culinary enthusiasts. The flat boasts a master bedroom featuring an en suite shower room, ensuring a private retreat for the homeowner. A further double bedroom offers additional space for family or guests, while the family bathroom caters to all your bathing needs. This property is enhanced by modern comforts, including gas-fired central heating and replacement double-glazed windows, ensuring warmth and energy efficiency throughout the year. Furthermore, the flat comes with a share of the freehold, adding to its appeal. Conveniently located, the flat is within easy reach of the beautiful Alexandra Park, where you can enjoy open spaces and picturesque views. Additionally, local bus routes provide straightforward access to Hastings town centre, which boasts a comprehensive range of shopping, sporting, and recreational facilities, as well as a mainline railway station and the delightful seafront promenade. This well-proportioned flat is a perfect blend of comfort, convenience, and charm, making it an ideal choice for first-time buyers, downsizers, or investors alike. Do not miss the chance to make this lovely property your new home.









Approximate total area⁽¹⁾

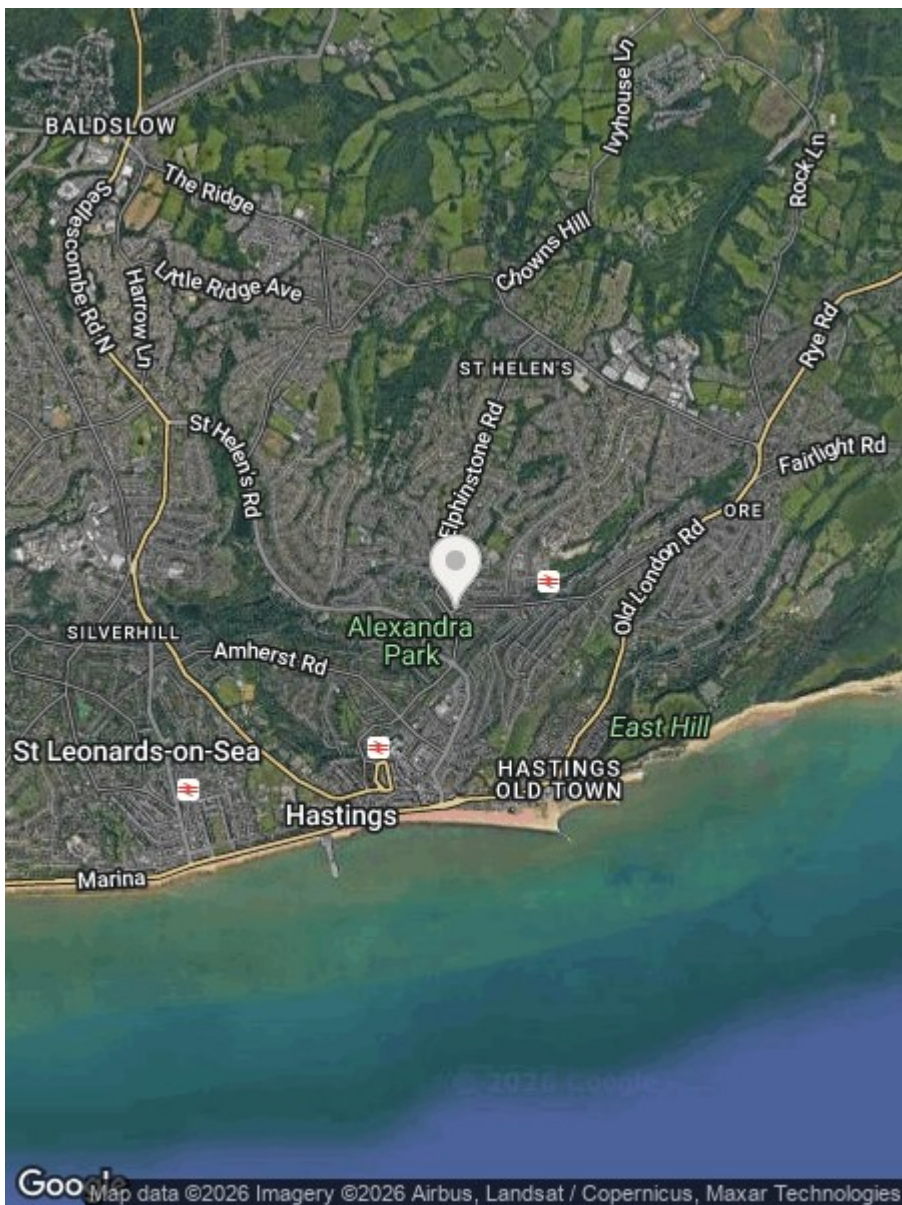
96.3 m²
1037 ft²

(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.

GIRAFFE360





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		
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	

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).
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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.
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