

**RUSH
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WILSON**



**11 Blacklands Court, 32 Fearon Road, Hastings, TN34 2DL
Offers In The Region Of £190,000 Leasehold**

Nestled on the charming Fearon Road in Hastings, this immaculately presented top-floor apartment is an ideal choice for first-time buyers seeking a modern and inviting home. The property boasts two well-proportioned bedrooms, providing ample space for relaxation and rest. The single reception room is designed to be light and airy, creating a welcoming atmosphere that is perfect for both entertaining guests and enjoying quiet evenings at home. The apartment has been thoughtfully renovated throughout, ensuring that every corner reflects contemporary style and comfort. The modern kitchen is a standout feature, equipped with the latest appliances and offering a functional space for culinary creativity. The overall accommodation is bright and spacious, allowing natural light to flood in and enhance the living experience. This purpose-built apartment not only offers a stylish living environment but also benefits from its prime location in Hastings, a town known for its rich history and vibrant community. With its blend of modern amenities and classic charm, this property is a wonderful opportunity for those looking to step onto the property ladder. Don't miss the chance to make this delightful apartment your new home.







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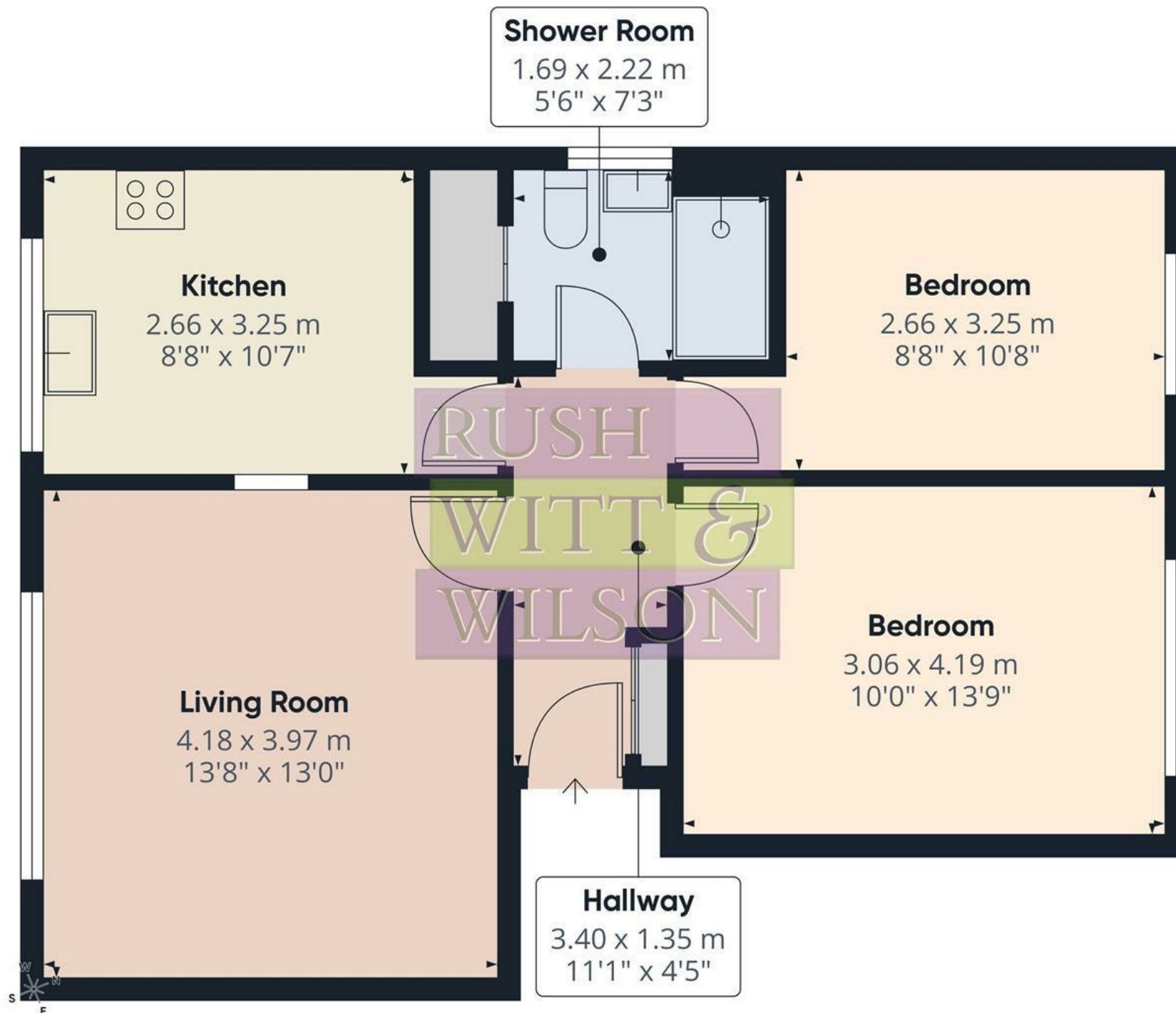
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Approximate total area⁽¹⁾

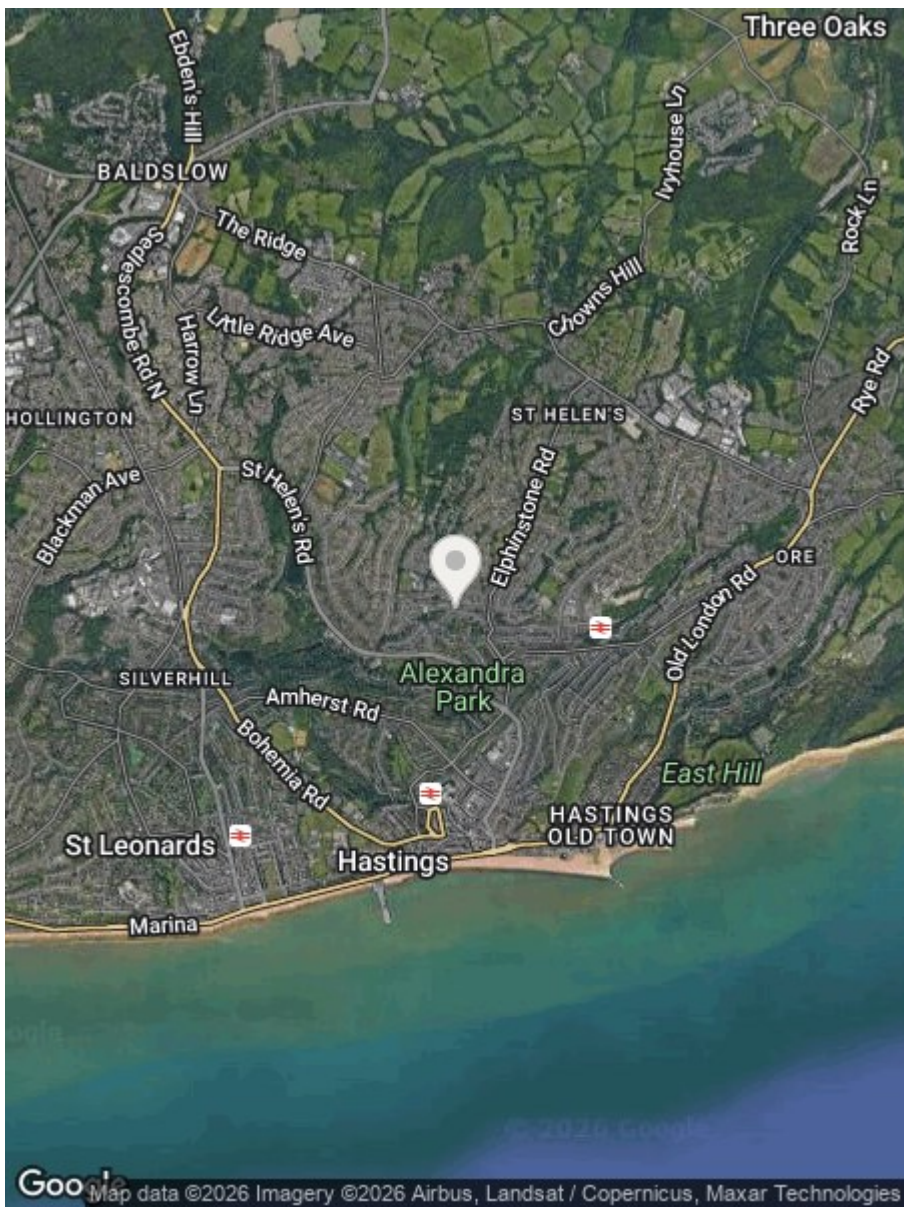
57.8 m²

622 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 - B

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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