

**RUSH
WITT &
WILSON**

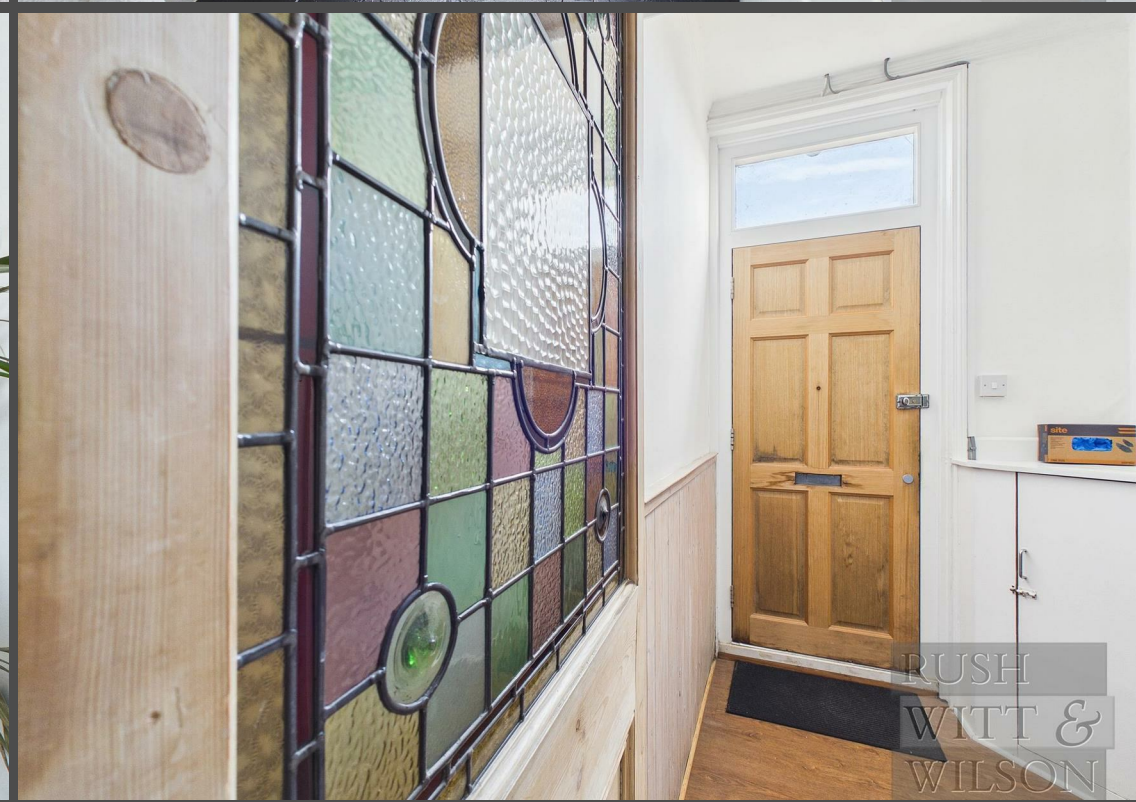


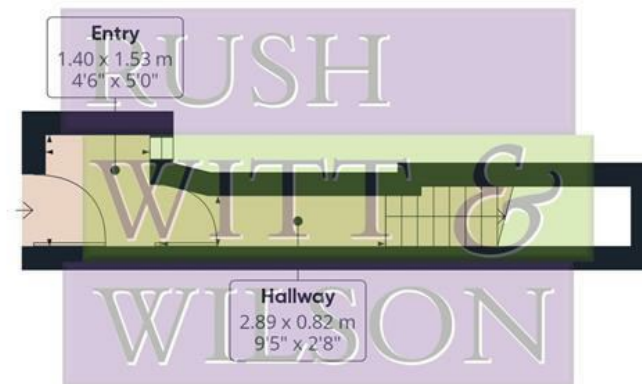
125 Edmund Road, Hastings, TN35 5LG
£210,000 Leasehold

Nestled in the charming Clive Vale area of Hastings, this well-presented two-bedroom apartment offers a delightful living experience. The property boasts a beautiful bay fronted living space that fills the room with natural light, creating a warm and inviting atmosphere. As you enter, you will find a private entrance with steps leading up to the main living areas, ensuring a sense of exclusivity. The spacious accommodation includes a comfortable living room, a well-equipped kitchen, two generously sized bedrooms, and a modern bathroom. Each room is designed to maximise space and functionality, making it ideal for both individuals and small families. The location is particularly appealing, with easy access to local shops, schools, and the historic Old Town of Hastings. This vibrant area is known for its rich history and community spirit, providing a perfect backdrop for your new home. Whether you are looking to invest or seeking a new place to call home, this apartment on Edmund Road presents an excellent opportunity. With its combination of space, style, and convenience, it is sure to attract interest from a variety of buyers. Do not miss the chance to view this lovely property and experience all that it has to offer.









Floor 0



Floor 1



Approximate total area⁽¹⁾

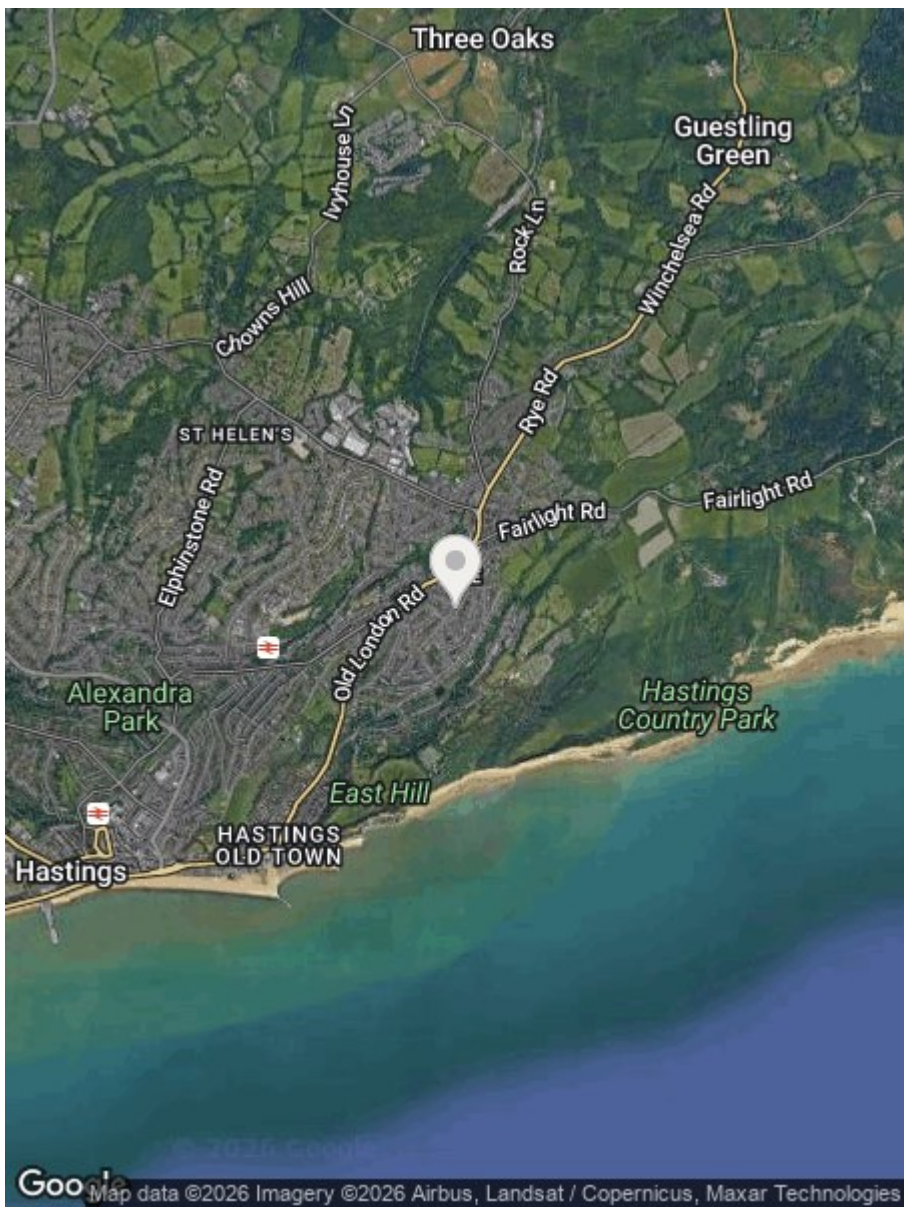
70.9 m²

762 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.

GIRAFFE 360



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.
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>

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