

**RUSH
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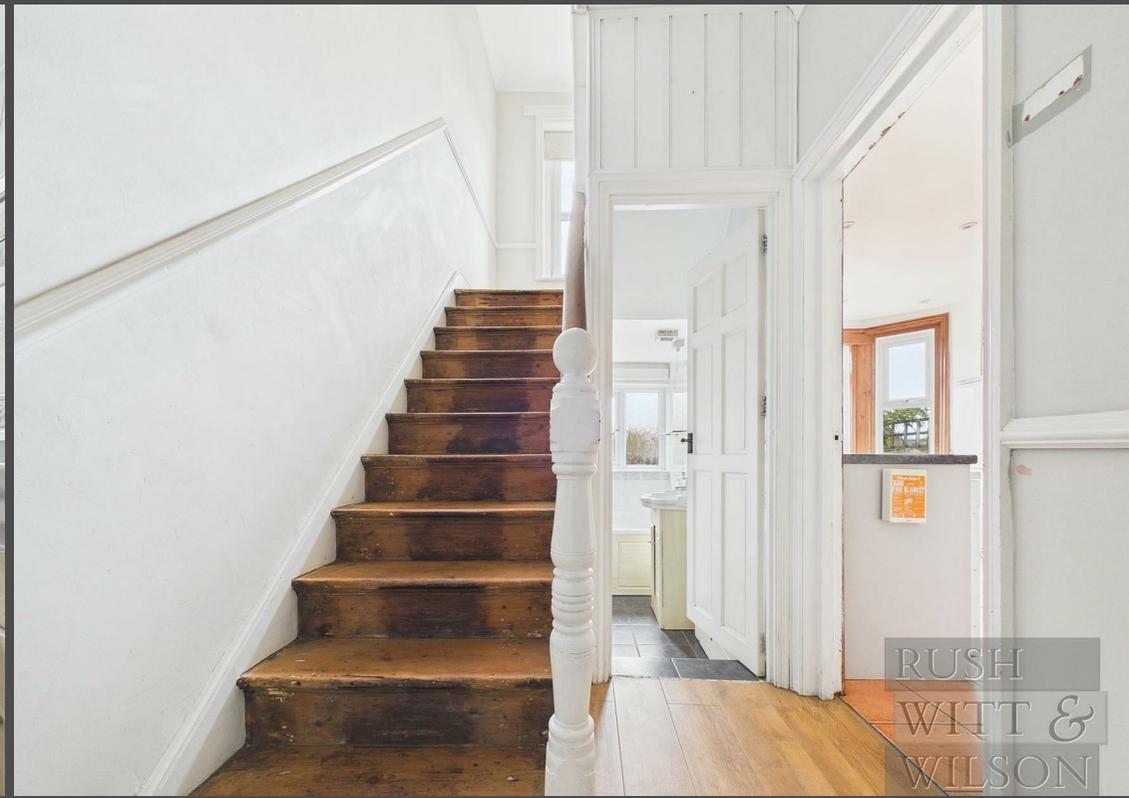
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**55A Milward Road, Hastings, TN34 3RP
Offers In The Region Of £220,000 Leasehold**

Nestled on Milward Road in the charming town of Hastings, this delightful two-bedroom split-level apartment presents an excellent opportunity for first-time buyers. The property is situated on the lower ground floor, offering a unique layout that maximises space and comfort. As you enter, you will find the apartment in good order, providing a welcoming atmosphere. While it is ready for you to move in, there is also ample room for personal touches and improvements, allowing you to truly make it your own. One of the standout features of this property is the private rear garden, a perfect retreat for relaxation or entertaining guests. Imagine enjoying sunny afternoons or hosting barbecues in this lovely outdoor space. The location is particularly advantageous, being near the town centre, which offers a variety of shops, cafes, and amenities. This makes it not only convenient for daily living but also a vibrant area to explore. In summary, this two-bedroom split-level apartment on Milward Road is an ideal first home, combining comfort, potential, and a prime location. Don't miss the chance to view this property and envision the possibilities it holds for you.









Floor 0



Floor 1



Approximate total area⁽¹⁾

77.1 m²

830 ft²

Reduced headroom

0.4 m²

4 ft²

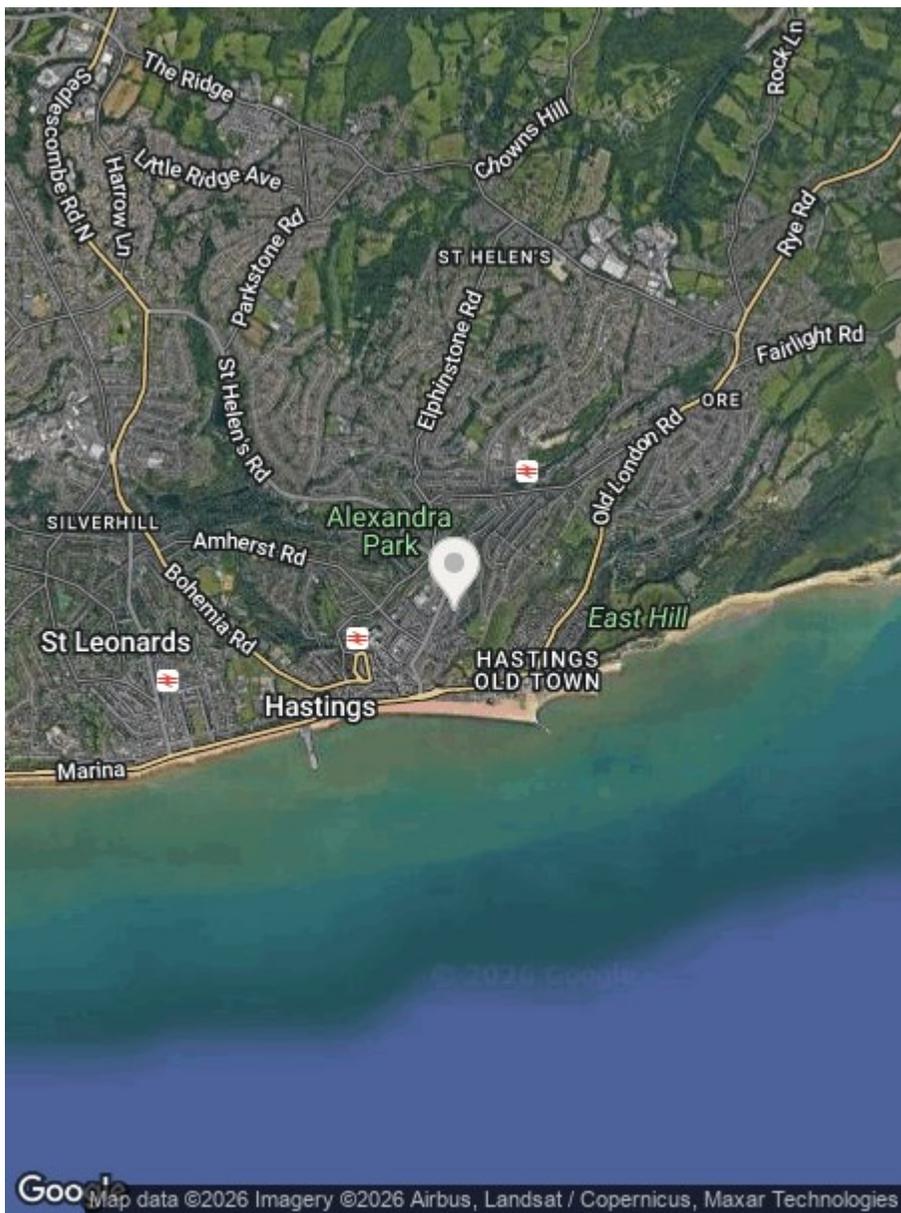
(1) Excluding balconies and terraces

Reduced headroom

----- Below 1.5 m/5 ft

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			
		71	79
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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