

**RUSH
WITT &
WILSON**



Flat 1, 55 Elphinstone Road, Hastings, TN34 2EG
Guide Price £140,000

Welcome to this TWO BEDROOM period maisonette located on Elphinstone Road in Hastings. This property comes with a SHARE OF FREEHOLD and offers a fantastic opportunity for those looking to create their dream home, as it requires modernisation throughout, making it an ideal project for renovation enthusiasts.

Upon entering, you are greeted by a large sitting room with a rear aspect, with the kitchen located to the front aspect. In between is the spiralling staircase leading to the upper floor. With one bathroom and two well-proportioned bedrooms, this maisonette provides ample space for comfortable living. The added benefit to this property is the parking space to the front which is a rare addition in properties like this. *

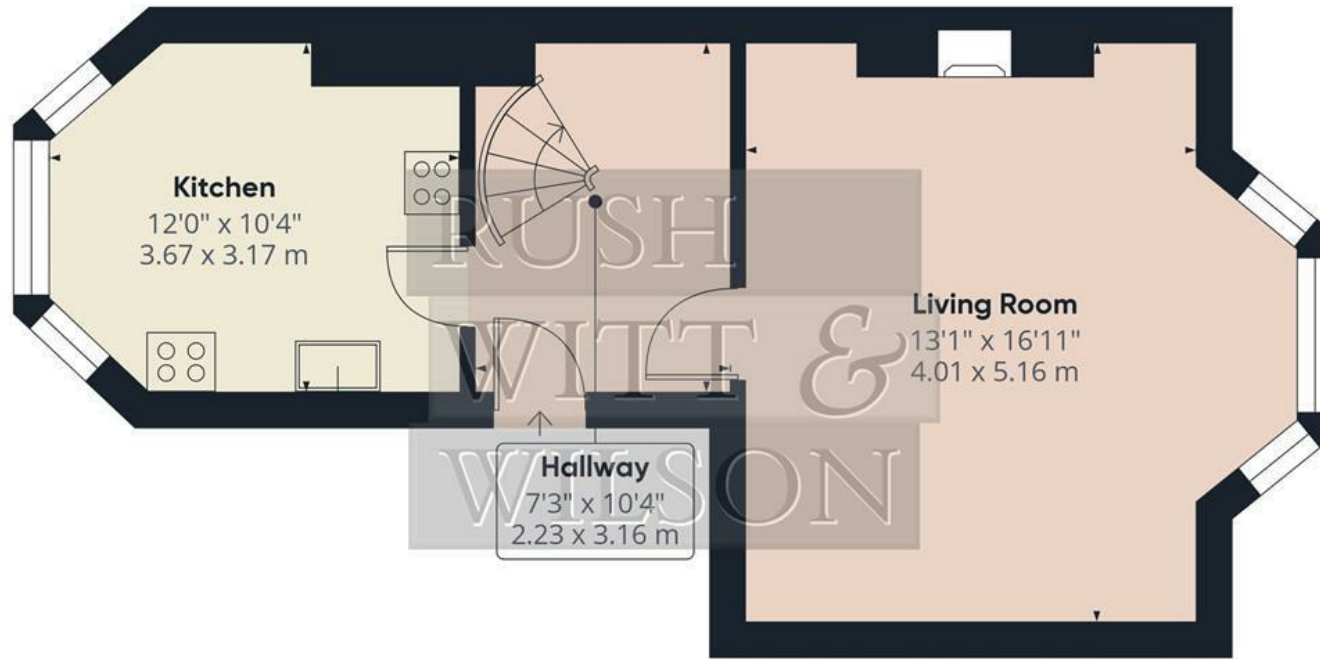
**This property is for sale by Modern Method of Auction and viewers/bidders' personal data will be shared with IAM-Sold Ltd (the Auctioneer). Buyer & Seller are to complete the transaction within a 56 Day Reservation Period. If buying with a mortgage, check the properties suitability with your lender before bidding.

The buyer will sign a Reservation Agreement and make payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,000 inc VAT. The Reservation Fee is paid in addition to the purchase price and is considered within the calculation for stamp duty. Buyers are to provide the Auctioneer with proof of funding and complete ID checks. Buyer also pays £300 inc VAT for a Buyer Information Pack which viewers should review fully before bidding. Where services are recommended, the Agent or Auctioneer will be paid for the recommendation. Recommended services are optional.***

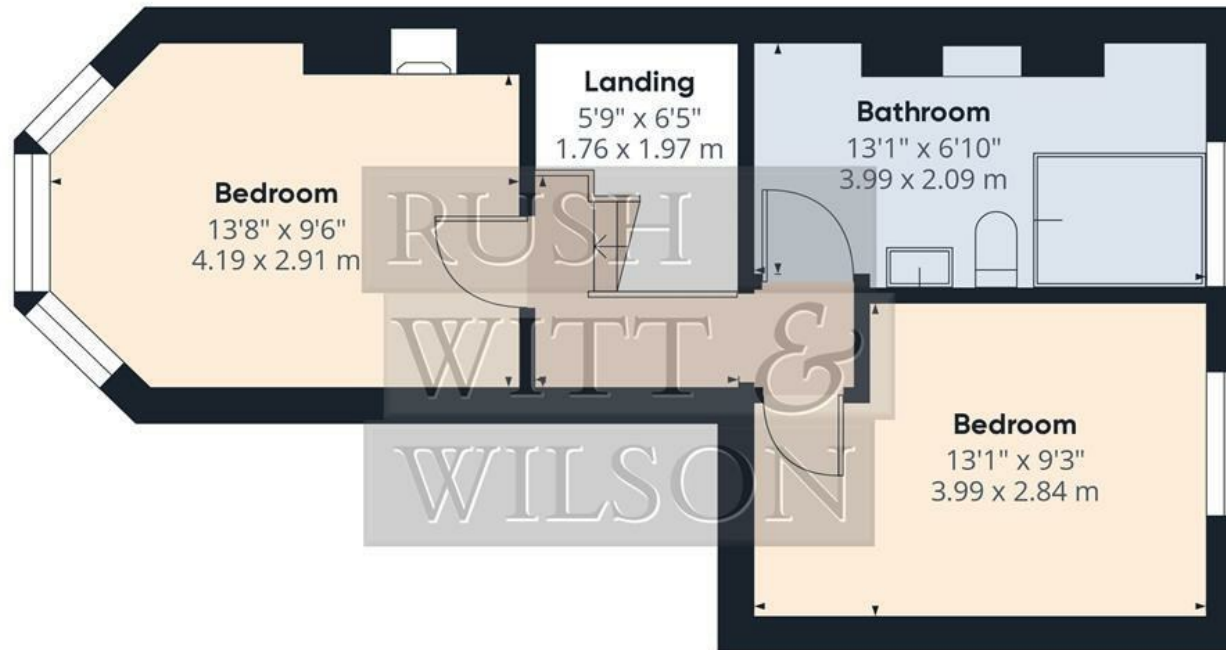








Floor 0



Floor 1

Approximate total area⁽¹⁾

796.63 ft²

74.01 m²

Reduced headroom

14.01 ft²

1.3 m²

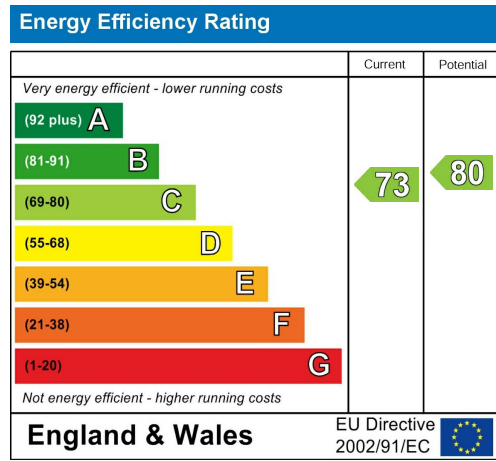
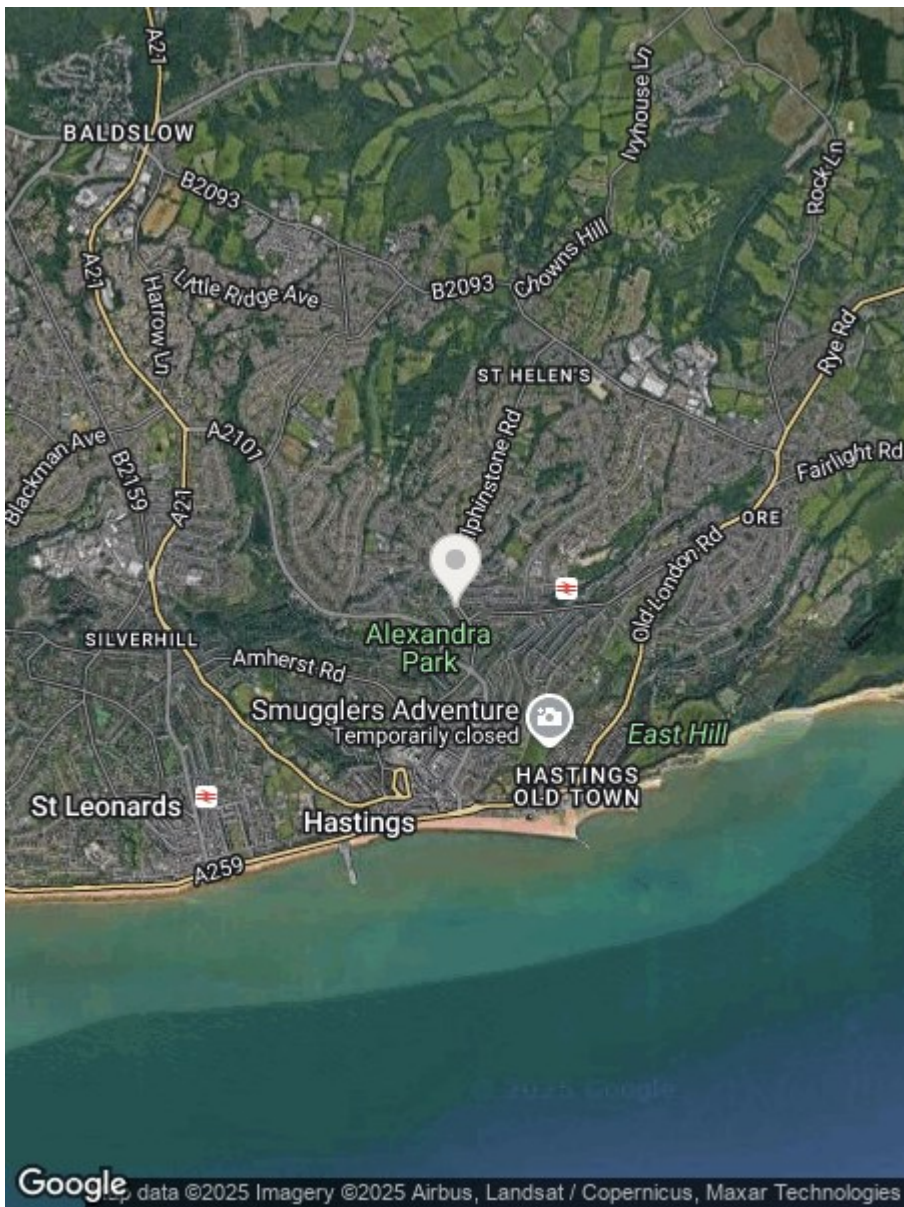
(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.



**RUSH
WITT &
WILSON**

**Residential Estate Agents
Lettings & Property Management**



**Rother House Havelock Road
Hastings
East Sussex
TN34 1BP
Tel: 01424 442443
hastings@rushwittwilson.co.uk
www.rushwittwilson.co.uk**