

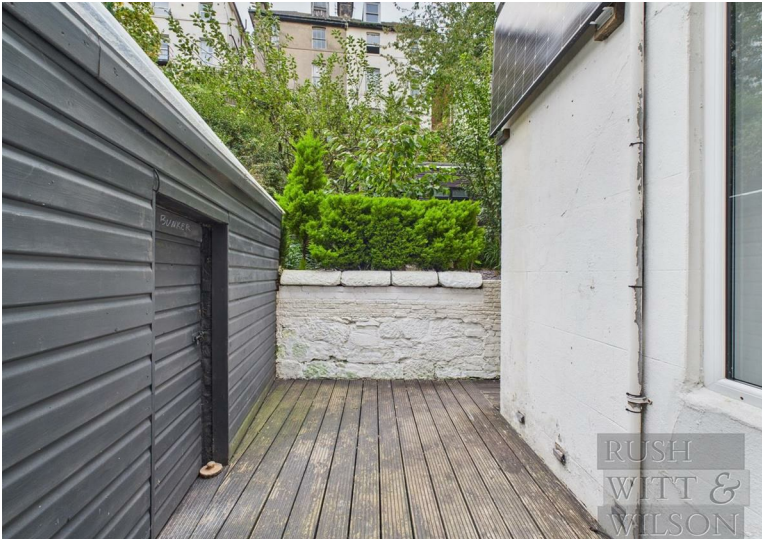
**RUSH
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**38a Cambridge Gardens, Hastings, TN34 1EN
Offers In The Region Of £199,950 Share of Freehold**

This well-presented lower ground floor flat offers a delightful living experience. Benefitting from a share of freehold and with its own private entrance, this one-bedroom property provides a sense of independence and comfort, making it an ideal choice for individuals or couples seeking a tranquil retreat in a central location. The flat features a spacious reception room that invites natural light, creating a warm and welcoming atmosphere. The well-appointed bedroom offers a peaceful haven for rest, while the modern bathroom ensures convenience and style. One of the standout features of this property is the lovely garden, perfect for enjoying the outdoors, whether for a morning coffee or an evening gathering. As a share of freehold property, this flat not only provides a comfortable living space but also offers the potential for a more secure investment. The central location means that residents can easily access local amenities, shops, and transport links, making it a practical choice for those who appreciate the vibrancy of Hastings. In summary, this charming one-bedroom garden flat in Cambridge Gardens is a rare find, combining modern living with the benefits of outdoor space and a central location. It is an excellent opportunity for anyone looking to embrace the Hastings lifestyle.





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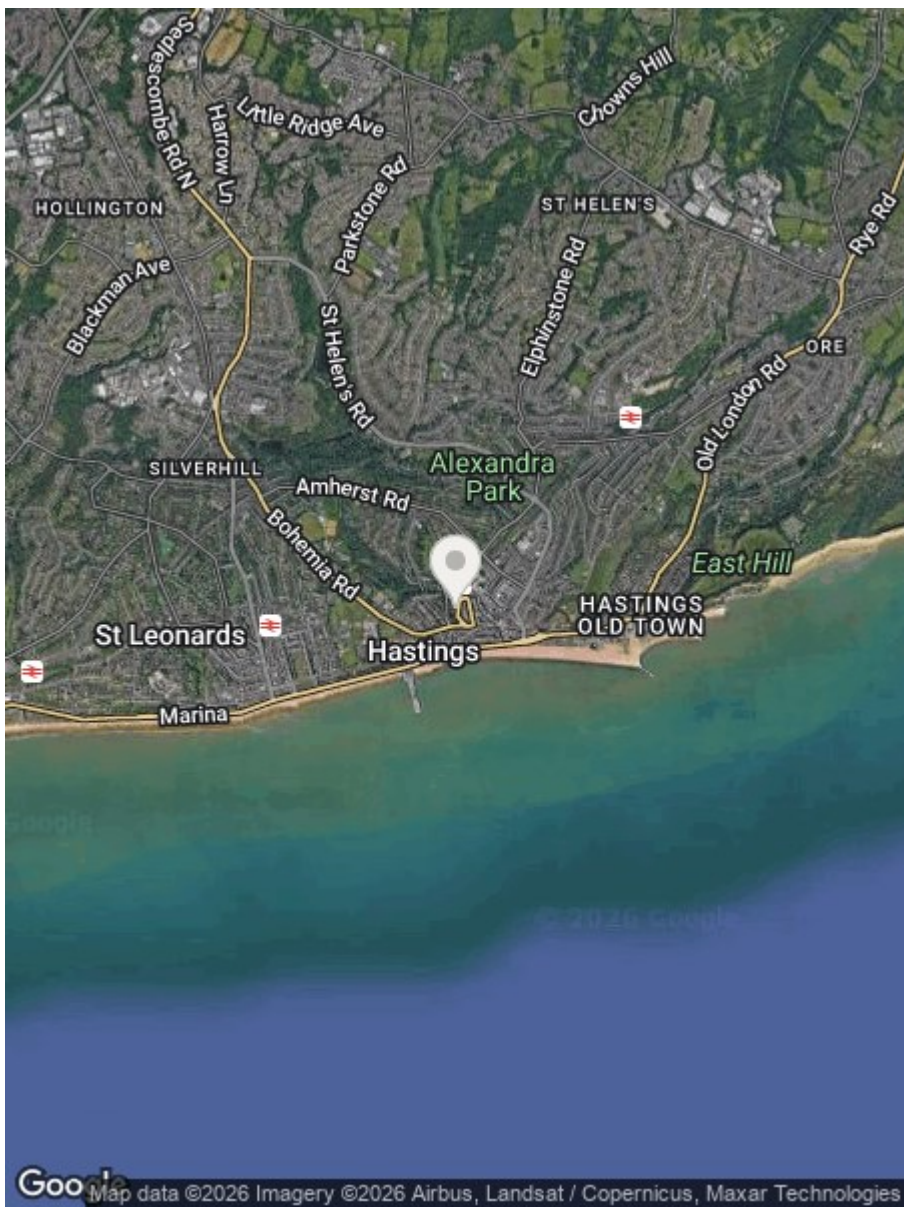
Approximate total area⁽¹⁾


59.2 m²
637 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.

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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			
		69	75
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:

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