

**RUSH  
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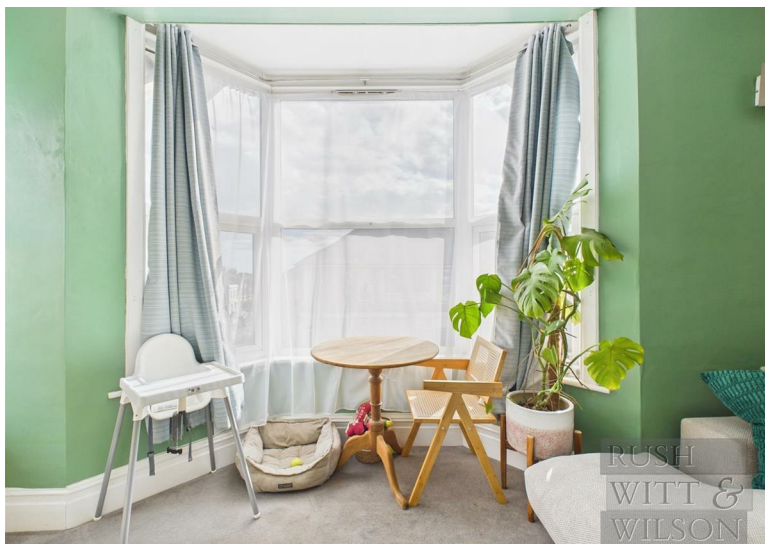


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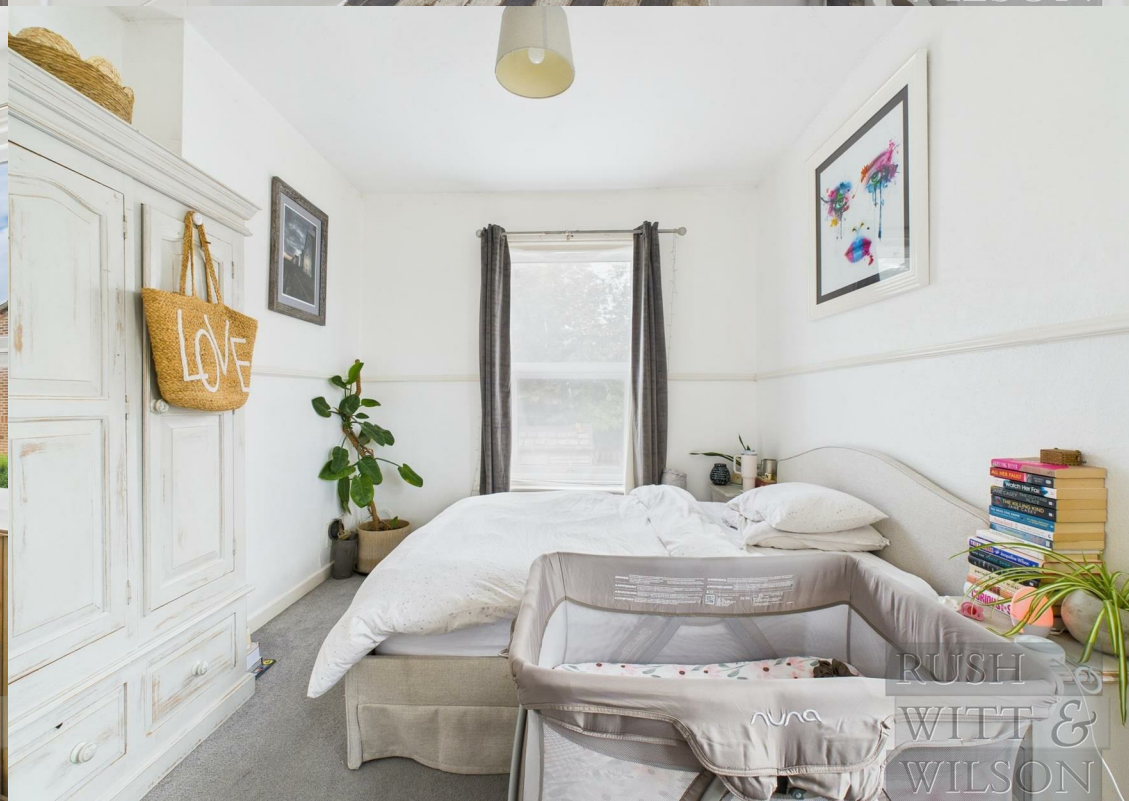
**66a Mount Road, Hastings, TN35 5LA  
Offers In Excess Of £175,000 - Leasehold**



Nestled in the desirable Clive Vale area of Hastings, this beautifully presented first-floor flat conversion offers a delightful blend of charm and modern living. With its own private entrance, the property welcomes you into a spacious hallway that sets the tone for the generous accommodation within. This two-bedroom apartment is bathed in natural light, thanks to large front-facing windows that not only illuminate the interior but also provide stunning views across the rooftops towards the picturesque Hastings Country Park. The layout is thoughtfully designed, featuring a practical lobby and inner hallway that offer ample storage solutions. The living and dining room is a standout feature, boasting a bay window and ample space for both relaxation and entertaining. The well-appointed fitted kitchen is perfect for culinary enthusiasts, while the contemporary family bathroom serves the two well-sized double bedrooms with ease. An added bonus is the versatile loft room, accessible via a staircase from the landing. This space, enhanced by a Velux window, can serve multiple purposes, whether as a home office, or simply additional storage. Conveniently located, the property is within easy walking distance of local amenities, schools, and the vibrant Hastings town centre, including its historic Old Town and scenic seafront. With a recently extended lease of over 150 years and maintenance arranged on an as-and-when basis with the downstairs freeholder, this flat presents an excellent opportunity for both first-time buyers and those seeking a charming retreat in a sought-after location.

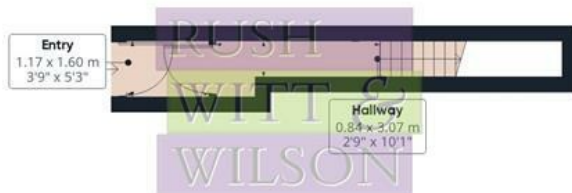




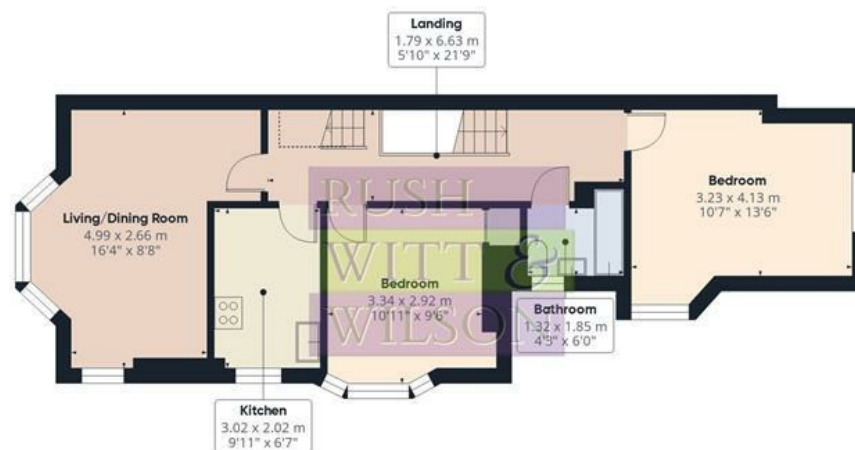




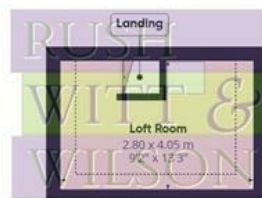




Floor 0



Floor 1



Floor 2

Approximate total area<sup>(1)</sup>

76.3 m<sup>2</sup>

820 ft<sup>2</sup>

Reduced headroom

4.4 m<sup>2</sup>

48 ft<sup>2</sup>

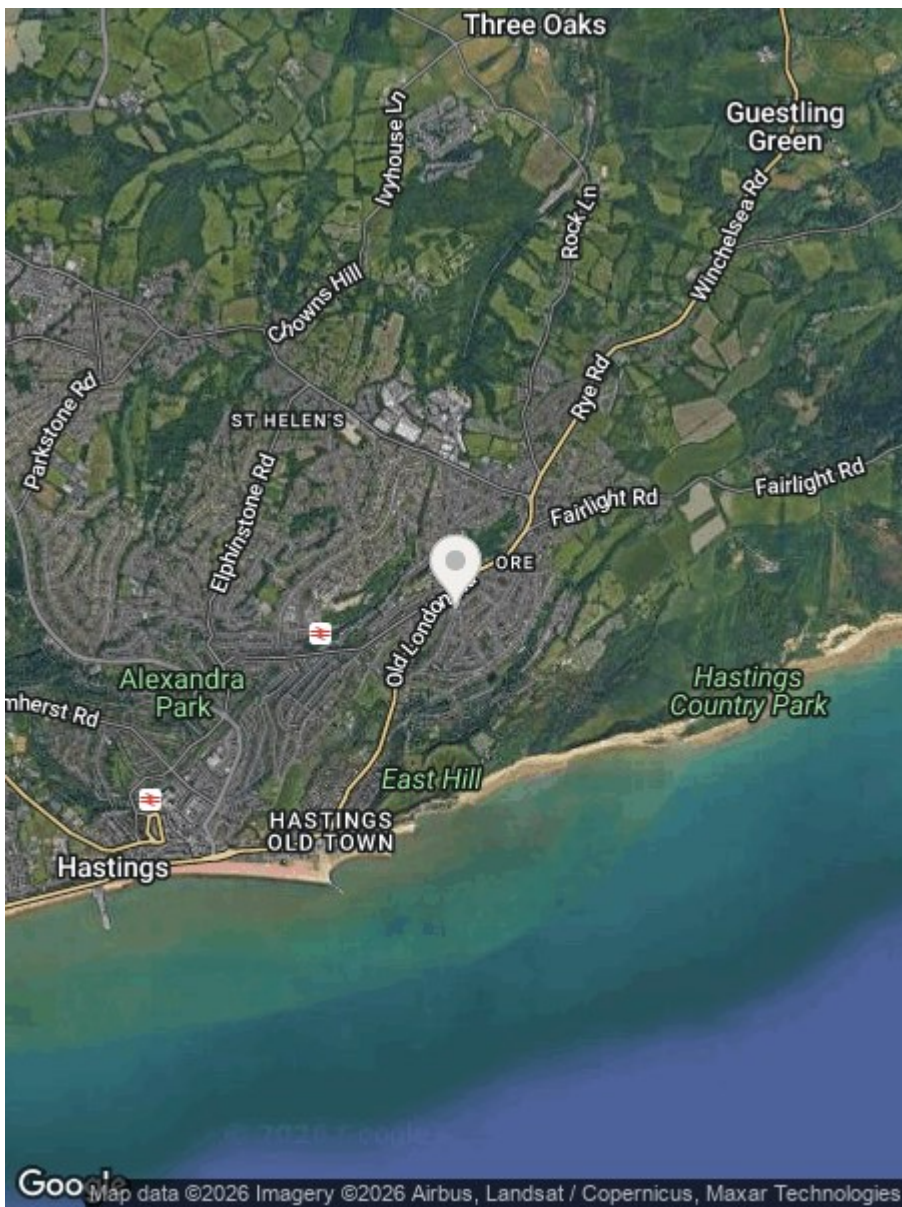
(1) Excluding balconies and terraces

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.





| 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 |         |                         |
|                                             | 55      | 76                      |
| England & Wales                             |         | EU Directive 2002/91/EC |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |                         |
|-----------------------------------------------------------------|---------|-------------------------|
|                                                                 | Current | Potential               |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |         |                         |
|                                                                 |         |                         |
| England & Wales                                                 |         | EU Directive 2002/91/EC |

None of the services or appliances mentioned in these sale particulars have been tested.

It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.

Council Tax Band – A

A property may be subject to restrictive covenants and a copy of the title documents are available for inspection.

If you are seeking a property for a particular use or are intending to make changes please check / take appropriate legal advice before proceeding.

**RUSH  
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Lettings & Property Management**



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