

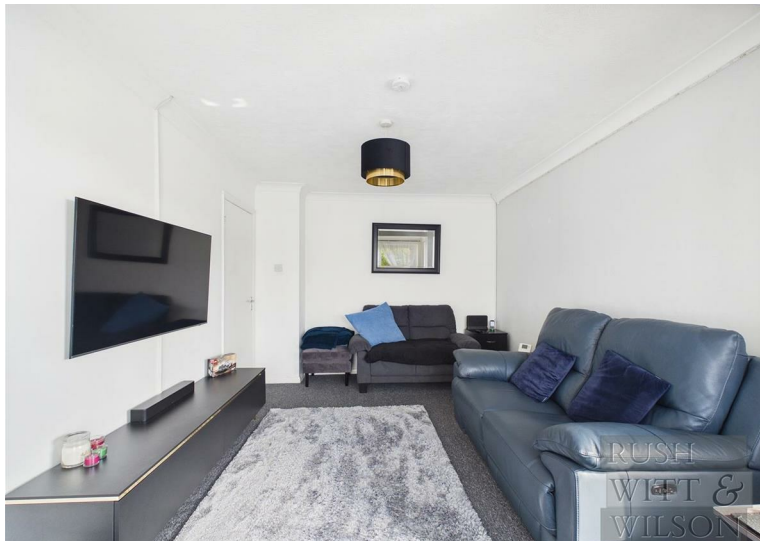
**RUSH
WITT &
WILSON**



**RUSH
WITT &**

**First Floor Flat, 6 Coghurst Road, Hastings, East Sussex TN35 5AS
Offers In The Region Of £189,950 Share of Freehold**

Nestled on Coghurst Road in Hastings, this charming first-floor flat offers a delightful blend of comfort and convenience. With its own private entrance, this purpose-built apartment boasts two well-proportioned bedrooms and a spacious living room that seamlessly connects to a modern kitchen/breakfast room. The property is adorned with tasteful décor and features double glazing throughout, ensuring a warm and inviting atmosphere. One of the standout features of this flat is the sunny west-facing balcony, perfect for enjoying the afternoon sun and witnessing breath-taking sunsets. The generous entrance hall, located on the ground floor, provides ample space for storage, making it ideal for coats and shoes. The flat also includes a well-appointed shower room and off-road parking for one vehicle, adding to the practicality of this lovely home. Its convenient location means that local amenities, transport links, and both primary and secondary school academies are all within easy reach, making it an excellent choice for families and professionals alike. Offer for sale with a share of freehold with the lease exceeding 990 years and no onward chain, this property presents a fantastic opportunity for those looking to invest in a comfortable and stylish living space in Hastings. Whether you are a first-time buyer or seeking a rental investment, this flat is sure to impress with its far-reaching views and inviting ambiance.





RUSH
WITT &
WILSON



RUSH
WITT &
WILSON

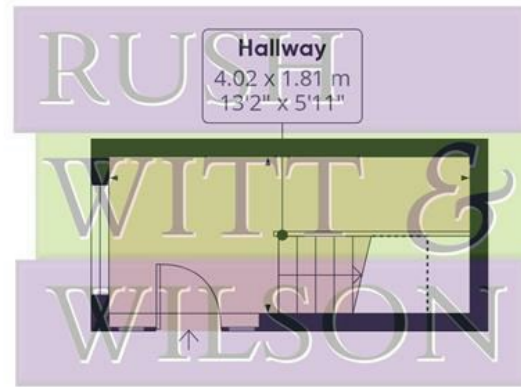


RUSH
WITT &
WILSON



RUSH
WITT &
WILSON





Floor 0



Floor 1



Approximate total area⁽¹⁾

64.2 m²
689 ft²

Balconies and terraces

3.2 m²
34 ft²

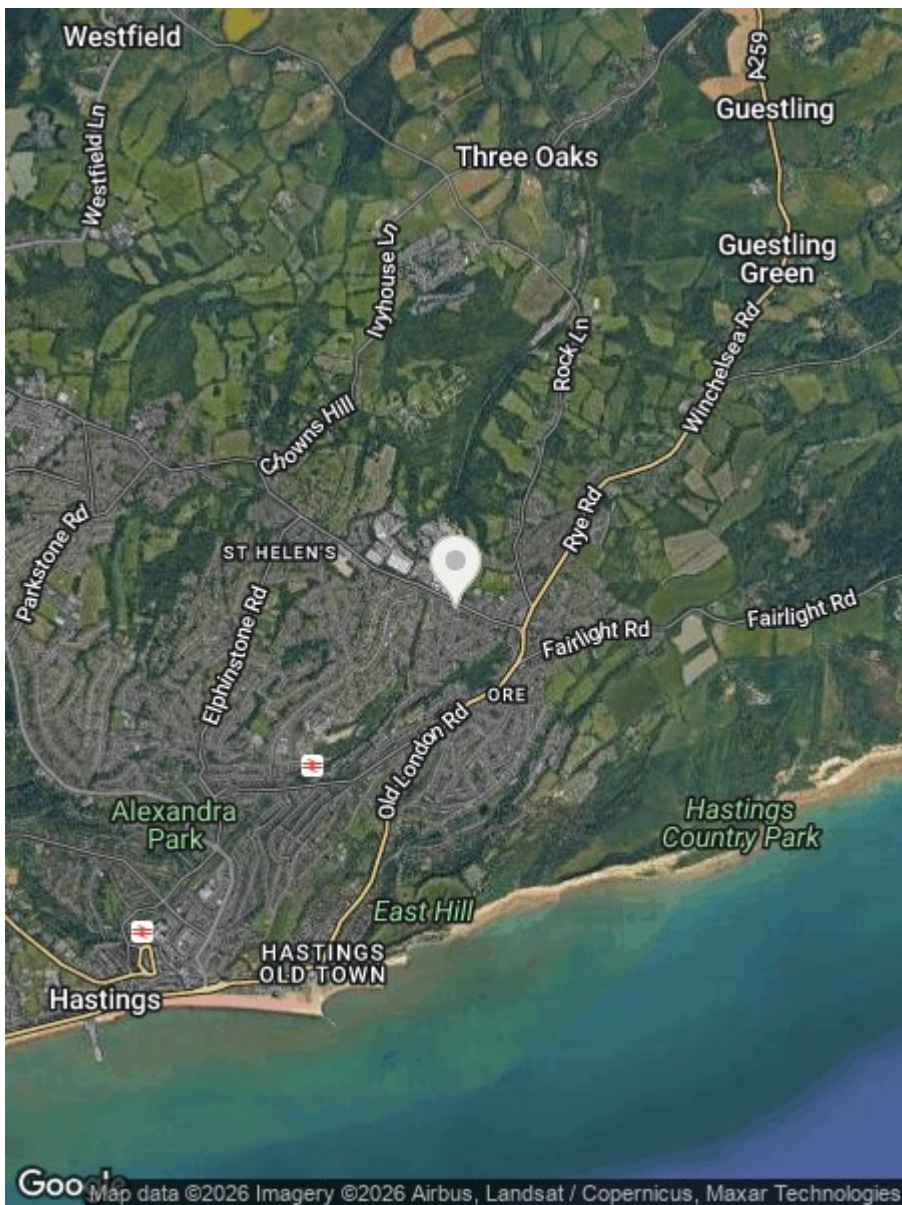
Reduced headroom


1.2 m²
13 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.



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		
	67	74
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 	

A member of staff at Rush Witt & Wilson, is a connected person to this property, as defined in Section 21 of The Estate Agents Act 1979.

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).
2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.
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>

**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**