

RUSH  
WITT &  
WILSON



RUSH  
WITT &

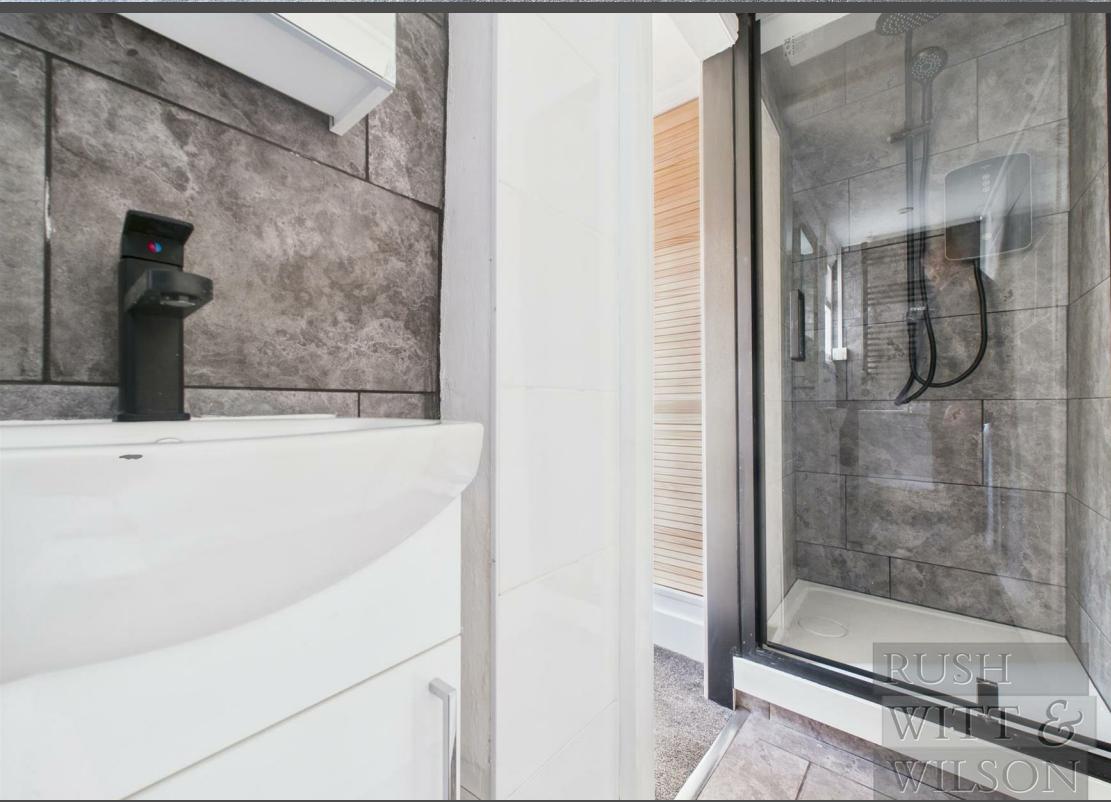
**38A St. Marys Road, Hastings, TN34 3LW**  
**Offers In The Region Of £150,000 Leasehold**

**\*CHAIN FREE\*** Nestled on St. Marys Road in the charming town of Hastings, this delightful refurbished lower ground apartment offers a perfect blend of modern living and outdoor space. The property features a well-proportioned bedroom, ideal for individuals or couples seeking a cosy retreat. Upon entering, you will be greeted by a reception room that exudes warmth and comfort, enhanced by its neutral decoration throughout. The modern finish adds a touch of elegance, making it easy for you to envision your personal style within the space. The apartment also boasts a well-appointed bathroom, ensuring convenience and privacy. One of the standout features of this property is the private garden, a rare find in apartment living. This outdoor area provides a tranquil escape, perfect for enjoying a morning coffee or hosting friends for a summer barbecue. Being chain-free, this apartment presents an excellent opportunity for a swift and hassle-free move. Whether you are a first-time buyer or looking to downsize, this garden apartment on St. Marys Road is a wonderful choice for those seeking a modern lifestyle in a picturesque setting. Don't miss the chance to make this charming property your new home.





RUSH  
WITT &  
WILSON



RUSH  
WITT &  
WILSON

RUSH  
WITT &  
WILSON

RUSH  
WITT &  
WILSON

RUSH  
WITT &  
WILSON

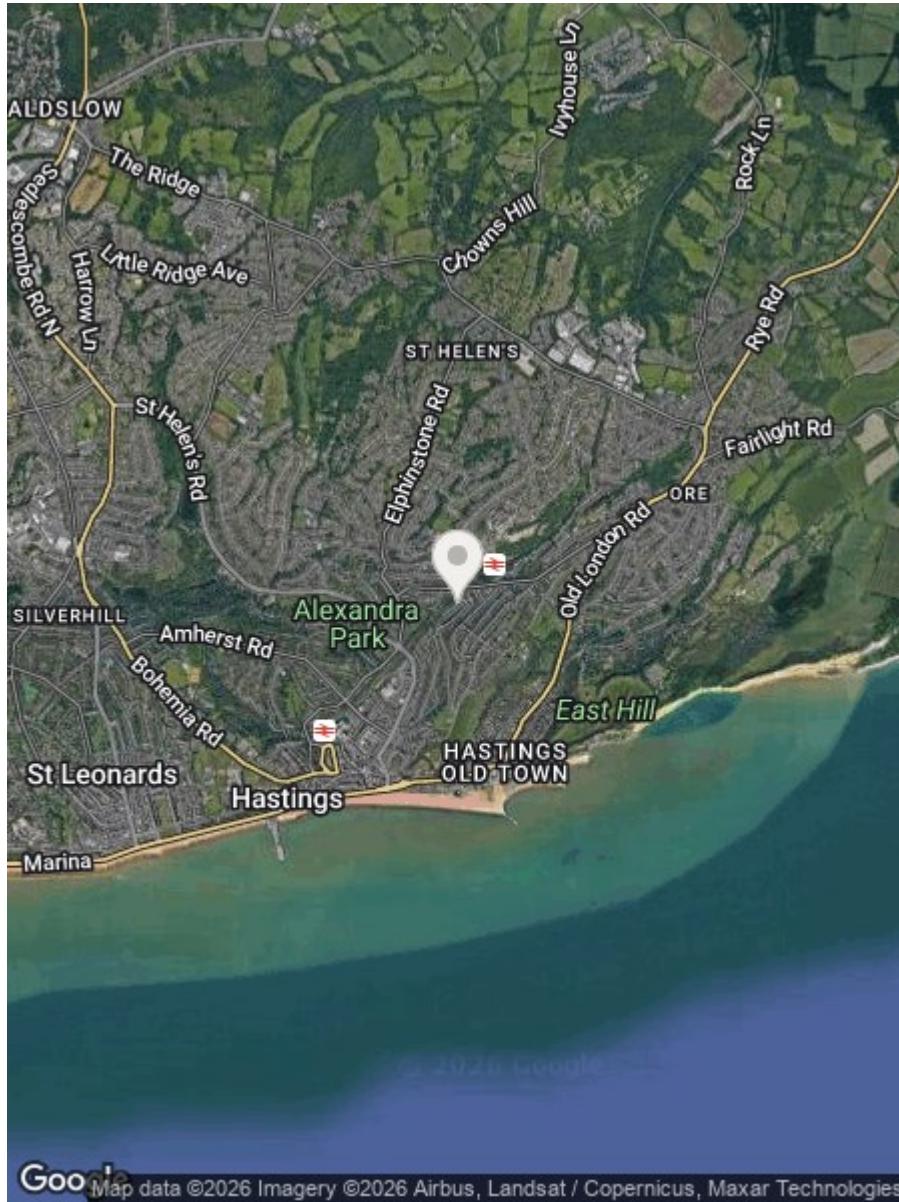


(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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			
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	

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](mailto:hastings@rushwittwilson.co.uk)  
[www.rushwittwilson.co.uk](http://www.rushwittwilson.co.uk)