

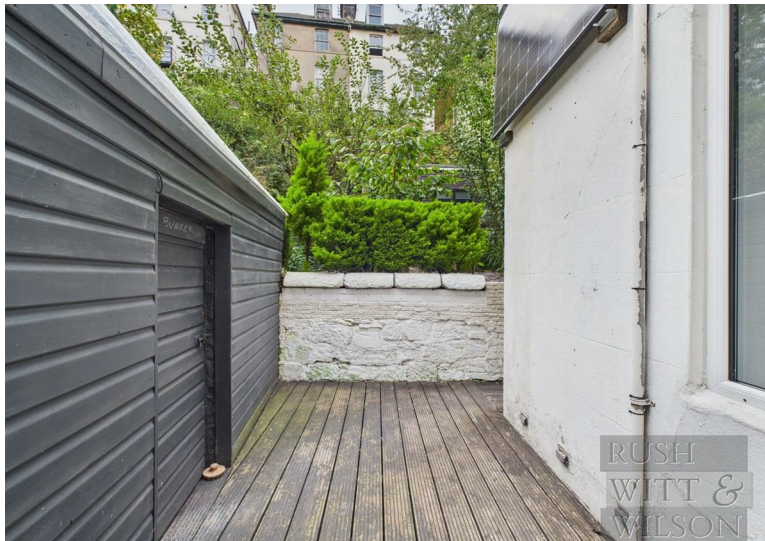
**RUSH
WITT &
WILSON**



RUSH
WITT &

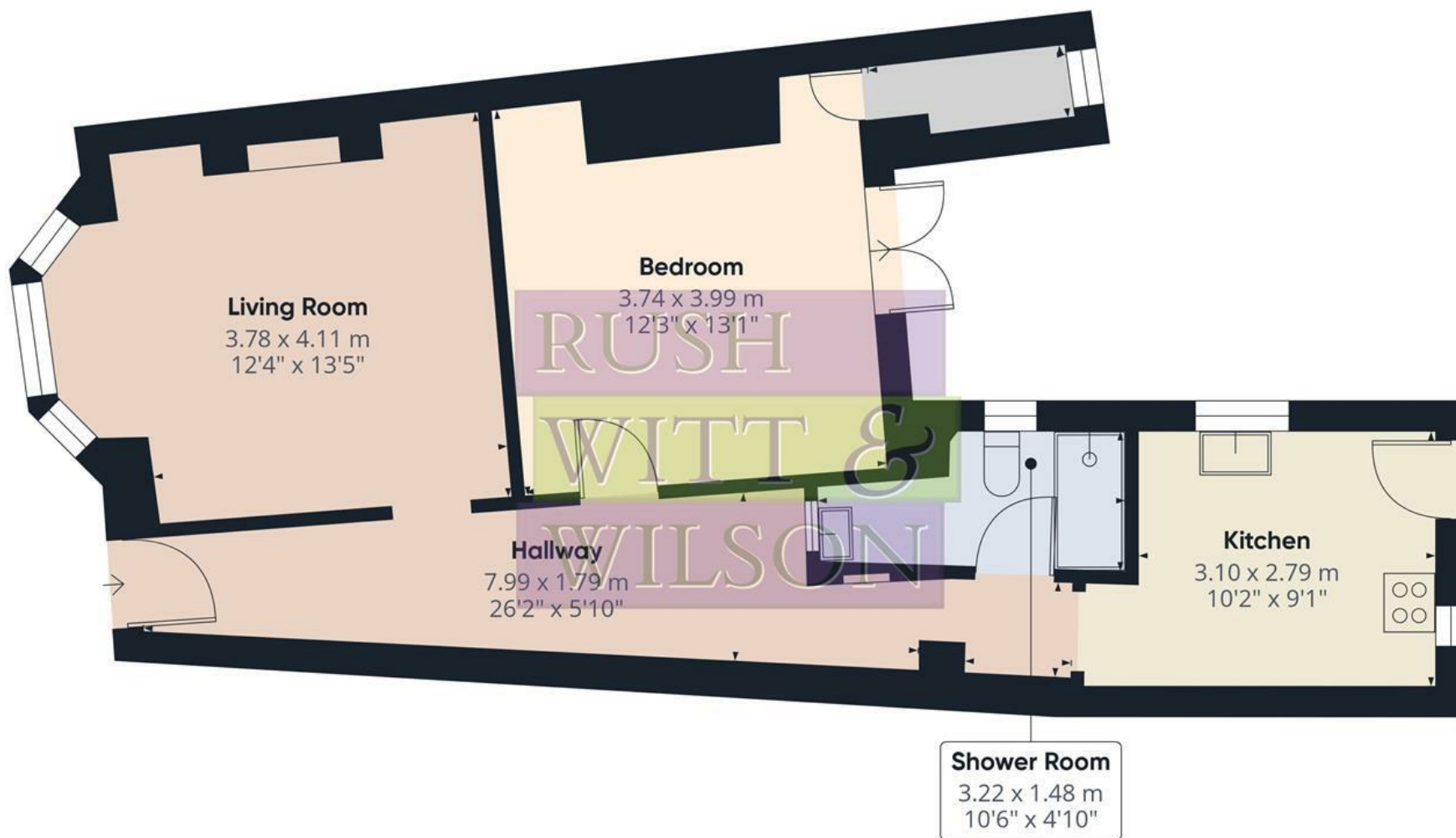
**38a Cambridge Gardens, Hastings, TN34 1EN
Offers In The Region Of £199,950 Share of Freehold**

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.









Approximate total area⁽¹⁾

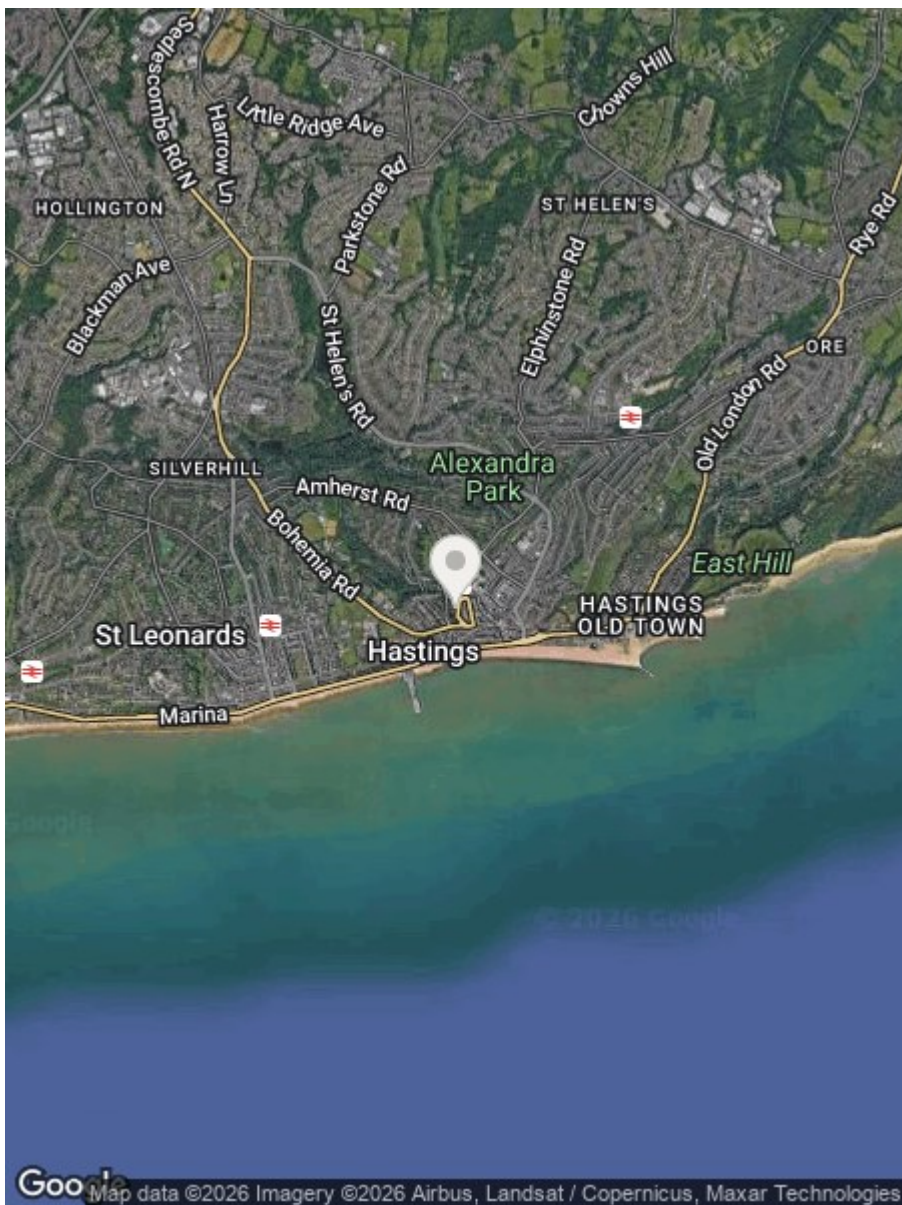
59.2 m²

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.

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 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:

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**