



Emmanuel Road  
Hastings, TN34 3LE

Asking price £170,000 Leasehold

Wyatt  
Hughes  
Residential Sales

## Emmanuel Road, Hastings, TN34 3LE

This chain-free two-bedroom basement apartment offers generous, well-proportioned accommodation.

The layout is practical and spacious, with a large living room providing plenty of room for both lounge and dining furniture, and a separate kitchen with good worktop and cupboard space. The accommodation is completed by two double bedrooms, a bathroom and a separate WC, giving the flat a really workable everyday setup (and a nice bonus for guests).

A standout feature is the one-third share of the rear garden, offering welcome outdoor space that's ideal for morning coffees, a bit of pottering, or simply having somewhere green to escape to in the warmer months.

While the property would benefit from updating and cosmetic improvement throughout, it's a bright flat with a solid footprint and excellent potential—perfect for first-time buyers looking for a project, investors, or anyone wanting a home they can put their own stamp on.

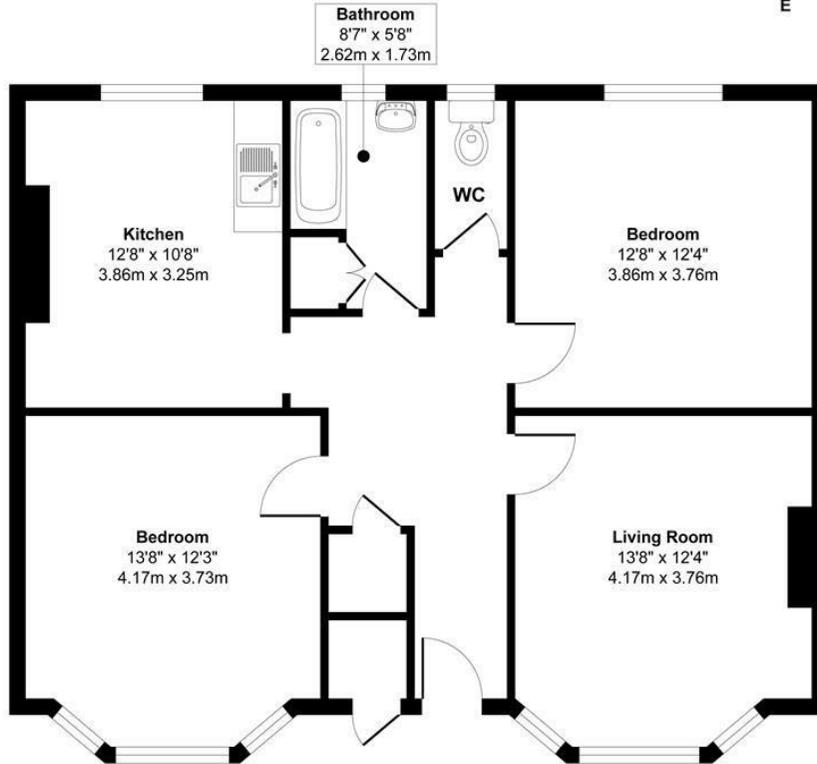
Conveniently positioned for local amenities, transport links and access into Hastings and St Leonards, this is a smart option for buyers seeking space, outside area, and a chance to improve.

- CHAIN-FREE BASEMENT APARTMENT
- COUNCIL TAX A
- 1/3 EXPENDITURE OF SERVICE CHARGES WITH £0 GROUND RENT
- GARDEN
- CONVENIENT LOCATION FOR AMENITIES AND TRANSPORT LINKS
- EPC D
- TO BE SOLD WITH A NEW LEASE OF 199 YEARS
- TWO BEDROOMS
- SCOPE TO REDECORATE AND ADD VALUE
- BATHROOM AND SEPARATE WC



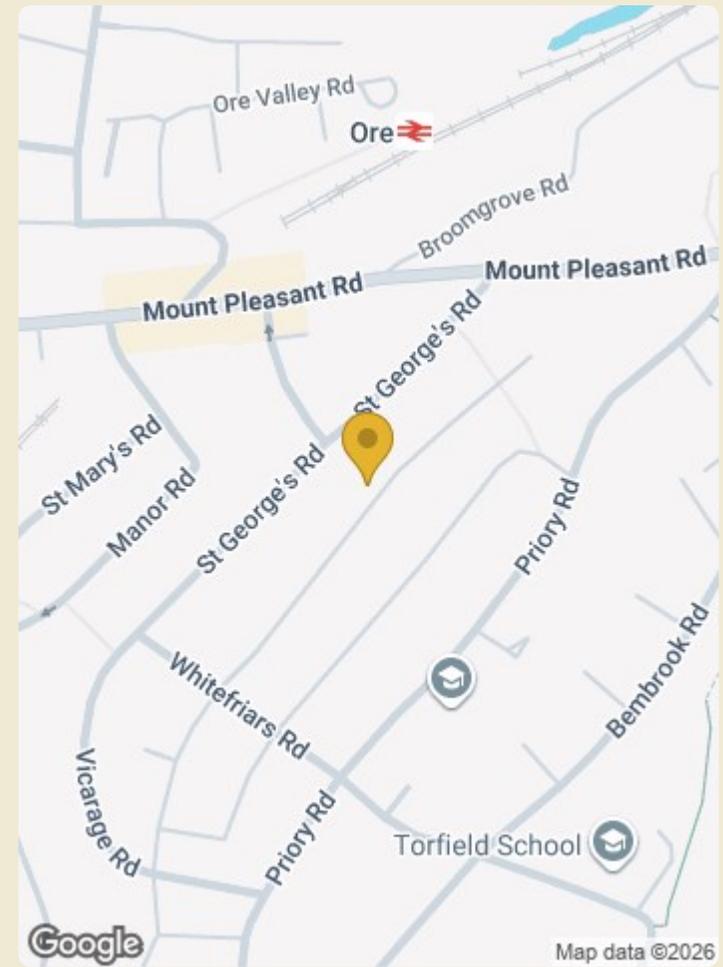
# Emmanuel Rd

Approximate Gross Internal Floor Area  
837 sq. ft / 77.75 sq. m



FLOOR PLAN

Produced By Picpreview.co.uk Ltd.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>65</b>	<b>76</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.

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