



113 Manor Road, Hastings, East Sussex
TN34 3LP

PROPERTY DESCRIPTION

An investment opportunity to purchase a freehold building consisting of 2 x 2 bedroom maisonettes. The lower apartment has accommodation comprising; entrance hall at ground floor level with two bedrooms, steps down to a separate WC, further stairs down to the lower hallway. On the lower ground floor there is a lounge with access to the private garden, kitchen and bathroom this flat is currently let at £750pcm. The upper flat has accommodation comprising; entrance hall at ground floor level, stairs up to a separate WC, lounge with sea glimpse and kitchen on the first floor and two bedrooms and a bathroom on the second floor this maisonette is let at £850pcm. EPC's - C & D.

FEATURES

- Investment Opportunity
- Ground Floor Maisonette Currently Let Out at £750pcm
- Upper Maisonette Currently Let Out at £850pcm
- Freehold Building Comprising Two Flats
- To Be Sold With Tenants In Situ
- Walking Distance To The West Hill
- Less Than A Mile To Hastings Town Centre & Train Station
- Both Council Tax Band - A

ROOM DESCRIPTIONS

Upper Maisonette

Entrance;

Communal front door leading to the communal entrance hall, private front door to private entrance vestibule, stairs rising to first floor half landing.

Separate W/C

Low-level WC wash hand basin.

First Floor Landing

Stairs rising to first floor landing.

Sitting Room

Double glazed windows overlooking the front of the property with sea glimpse, wall mounted electric heater.

Kitchen

Double glazed window with outlook to the rear of the property, single drainer stainless steel sink unit with mixer tap and cupboard under, working surface with drawers below, plumbing for washing machine, matching wall mounted cupboards, space for fridge freezer, built in original Victorian cupboard.

2nd Floor Landing

Stairs rising to the 2nd floor landing with access to loft space.

Bedroom 1

Double glazed window with sea glimpse, wall mounted electric heater, built in original Victorian cupboard.

Bedroom 2

Double glazed window outlook to the rear of the property, wall mounted electric heater.

Bathroom

Fitted panel bath with mixer tap and independent electric shower over with chrome fitment and glass screen, wall mounted washbasin, extractor fan.

Ground Floor and Lower Ground Floor

Communal front door leading to the communal entrance hall. Private front door leading to the entrance hall.

Bedroom 1

14' 1" x 11' 2" (4.29m x 3.40m) Window overlooking the front.

Bedroom 2

12' 7" x 6' 9" (3.84m x 2.06m) Window overlooking the rear.

W/C

Low level W/C

Stairs Leading Down To Lower Ground Floor.

Sitting Room

15' 10" x 9' 6" (4.83m x 2.90m) Window overlooking the garden and door leading out.

Kitchen

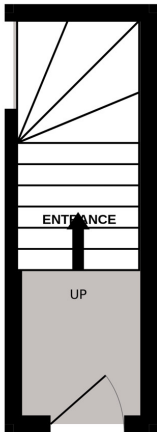
9' 5" x 7' 9" (2.87m x 2.36m)

Outside

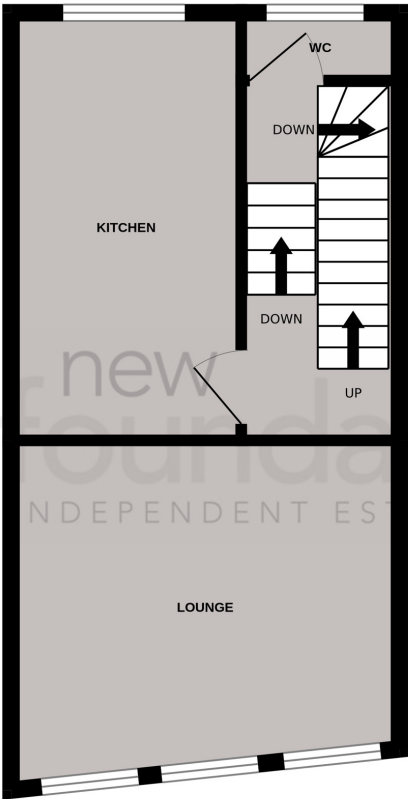
Garden to rear with rear access.

FLOORPLAN

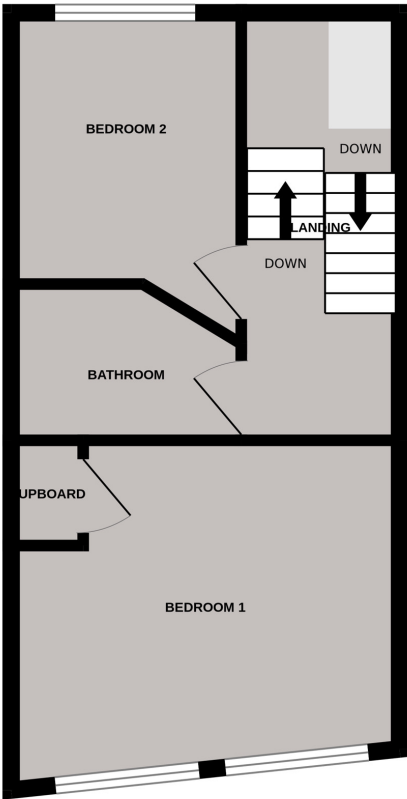
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	74	79
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, Scotland & Wales		
EU Directive 2002/91/EC		

