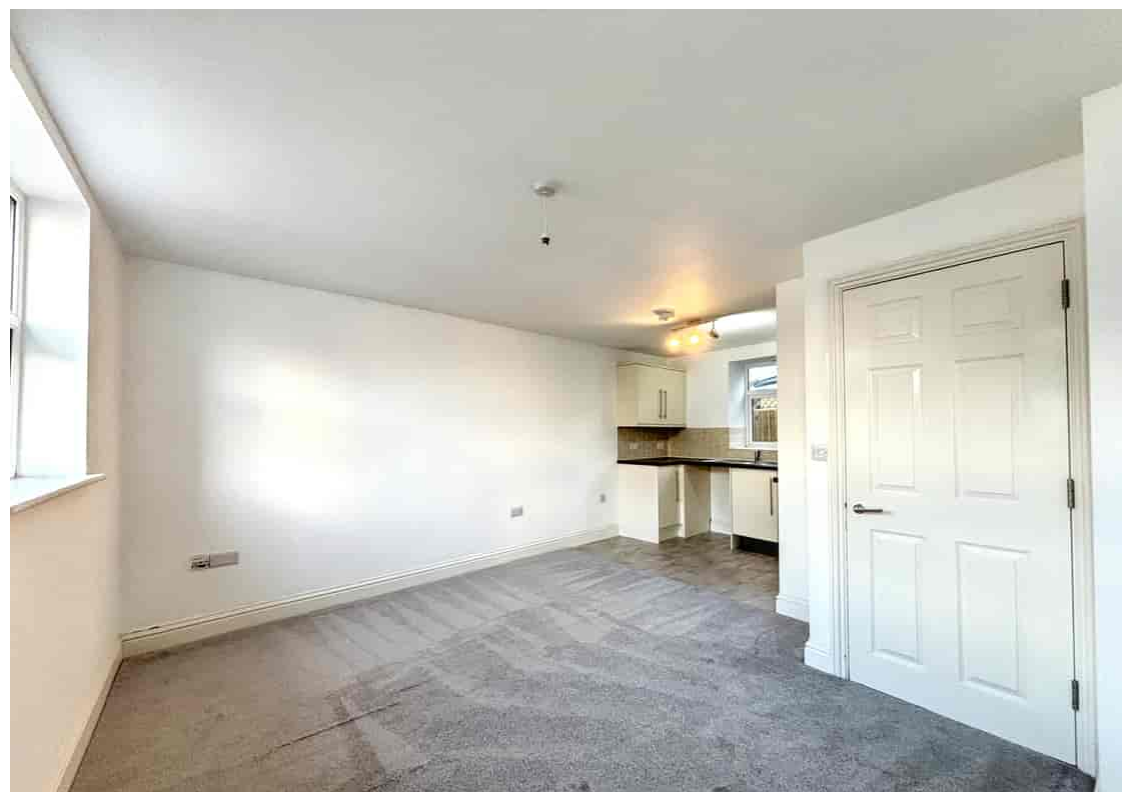




Flat 3, 86 Alfred Road, Hastings, East Sussex, TN35 5HY

Two/Three Bedroom Ground Floor Maisonette With A Private Courtyard Garden £179,950 - Leasehold



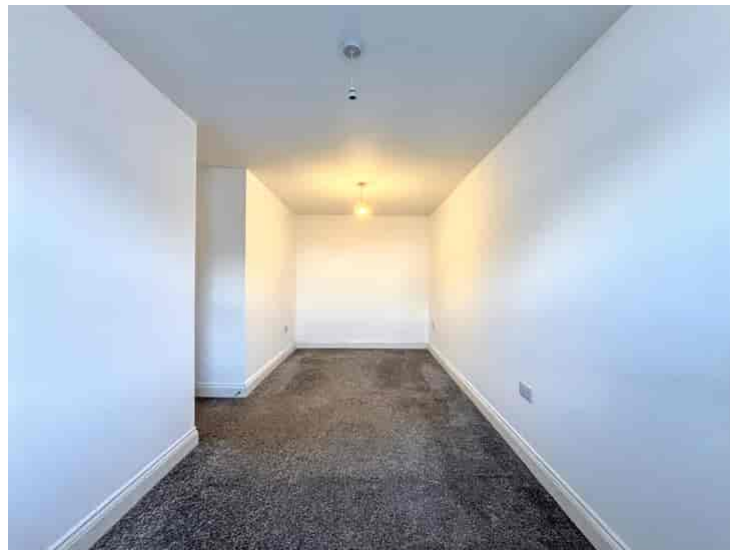


Welcome to this well presented two/three bedroom ground floor maisonette, offering stylish and versatile living in a highly convenient residential location. This excellent first home/buy to let investment boasts its own private front door, leading into a contemporary open-plan lounge and kitchen—perfect for modern living and entertaining. The space is enhanced by tasteful décor and quality carpets throughout, creating a warm and inviting atmosphere. The property features two well-proportioned bedrooms, along with a flexible third room that can be used as a nursery, dressing room, or home office—ideal for today's lifestyle needs. A modern fitted family bathroom completes the internal accommodation.

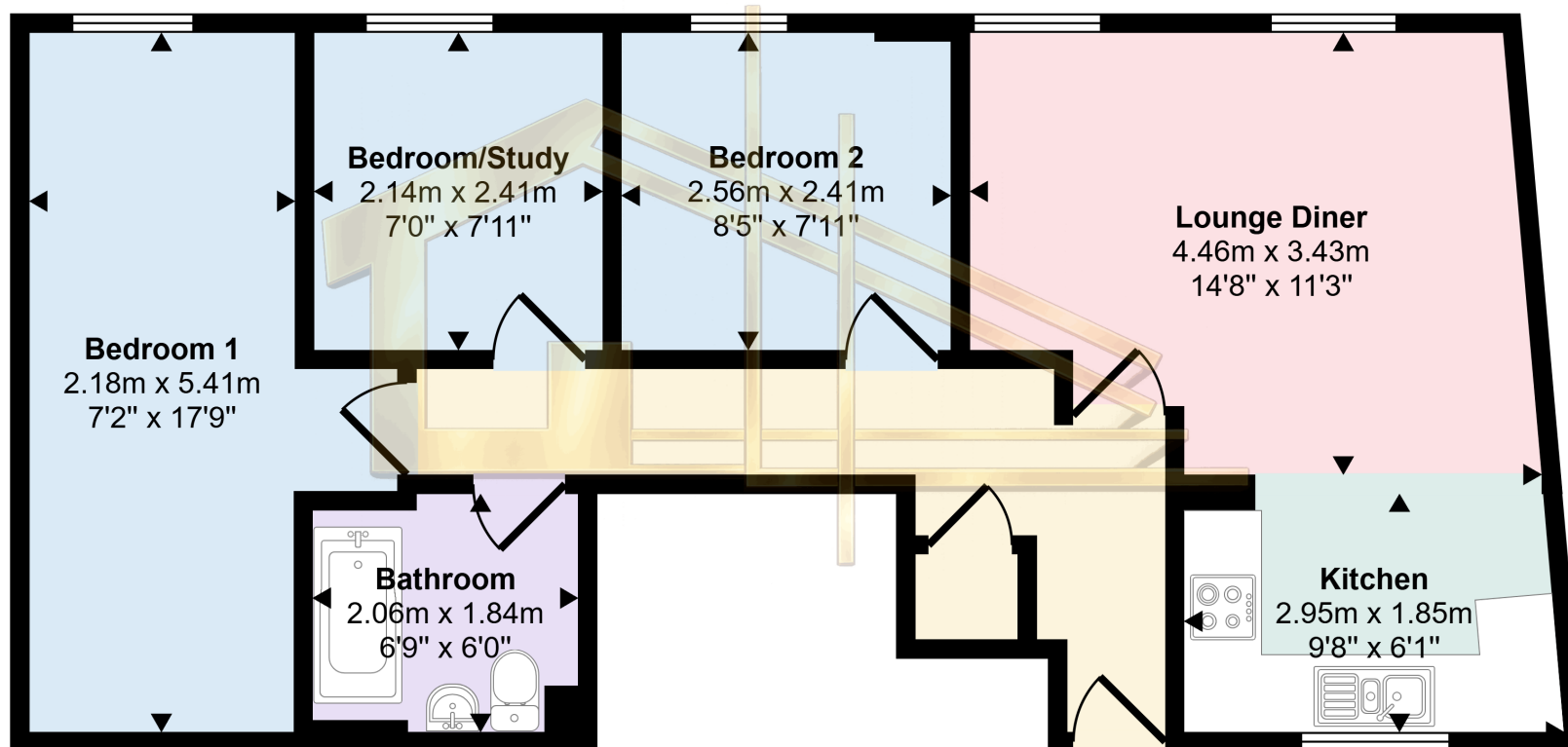
Externally, you'll find a private courtyard garden, providing a low-maintenance outdoor space to relax or entertain and an allocated parking space. Further benefits include gas central heating, double glazing, and the significant advantage of being sold with no onward chain, ensuring a smoother purchase process. Situated close to local shops and excellent bus routes, this home is perfectly positioned for convenience and connectivity.

Early viewing is highly recommended to fully appreciate all that this superb property has to offer.

Remaining Lease Length - TBC * Service Charge - TBC * Ground Rent - TBC.




Approx Gross Internal Area
58 sq m / 625 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Bedrooms: 3
Receptions: 1
Council Tax: Band A
Council Tax: Rate 1702.76
Parking Types: Allocated.
Heating Sources: Double Glazing. Gas Central.
Electricity Supply: Mains Supply.
EPC Rating: C (74)
Water Supply: Mains Supply.
Sewerage: Mains Supply.
Broadband Connection Types: ADSL.
Accessibility Types: Lateral living. Level access.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	74	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales <small>EU Directive 2002/91/EC</small> 		



At The Property Cafe we believe it important to give clear and straight forward advice to both buyers and sellers alike and whilst we believe the internet is truly amazing we also believe there is still no substitute for meeting you in person. With this in mind we have developed a unique lounge style environment which allows you the me to discuss your requirements with us and enjoy your property search in comfort. Our trained consultants will be on hand to assist you with any questions you may have. We very much believe in giving accurate viewing feedback to our clients are each viewing so would ask you to call us with your feedback as soon as convenient.





Situated in a popular position of Hastings; Within a short distance excellent local primary & secondary schools, Conquest hospital, local shops & supermarkets and easy access to the A21, Bexhill and Battle. Hastings & St Leonards is a bustling town with a recently found assortment of mainly independently owned restaurants, bars and shops; further amenities include dentist and doctors. There are regular bus services close by with services to Hastings town centre and bale, both of which have excellent train stations with direct lines to Central London.

- Two/Three Bedroom Ground Floor Maisonette For Sale
 - Private Courtyard Garden
 - Contemporary Open Plan Lounge/Kitchen
 - Two Bedrooms & A Third Nursery/Dressing Room/Home Office
 - Modern Fitted Family Bathroom
 - Allocated Parking Space
- Gas Central Heated & Double Glazed
- Contemporary Decor & Carpets Throughout
 - Own Private Front Door
- Convenient Residential Location Close To Shops & Bus Routes
 - Sold With No Onward Chain
 - Viewing Highly Recommended