



Milward Road  
Hastings, TN34 3RT

Offers in the region of £130,000 Leasehold - Share of Freehold

Wyatt  
Hughes  
Residential Sales



## Milward Road, Hastings, TN34 3RT

Have you been searching for a renovation project with huge potential? Look no further than this lovely 1 bedroom first floor flat. Situated on Milward Road, this property is the perfect opportunity for someone looking to invest in an exciting project.

On entering the property there is a bright and airy open plan kitchen and living area. With plenty of space for hosting dinner parties or enjoying a relaxed evening at home, the kitchen area is also a great spot for cooking up delicious meals. To add to the character of the room, it boasts period features and a superb outlook to the rear over the town.

Continuing on through the property, you will find one generous bedroom with a bay window which would be ideal for couples or young professionals alike. The bedroom has plenty of natural light, perfect for adding a touch of character.

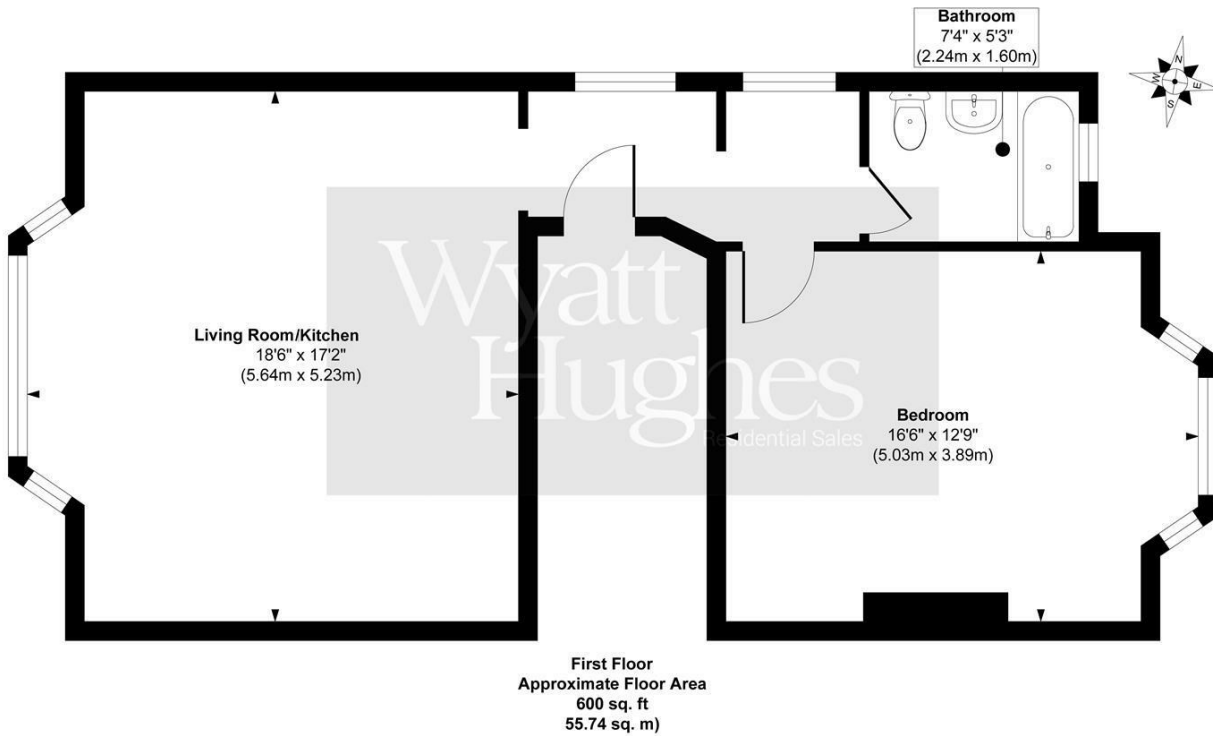
This property has huge potential and with a bit of love and dedication would make a fantastic home or investment. It's in a great location close to local amenities and transport links, so it's ideal for those looking to commute into London or explore more of what Hastings has to offer.

The area of Hastings is full of character and charm, with award-winning beaches, picturesque parks and a bustling town centre full of independent shops and eateries. It's also home to some great cultural attractions such as Hastings Castle and Smugglers Adventure, making it the perfect place for families or those looking to get out and explore. With great access to the M25 and London, Hastings is also a great spot for commuters.

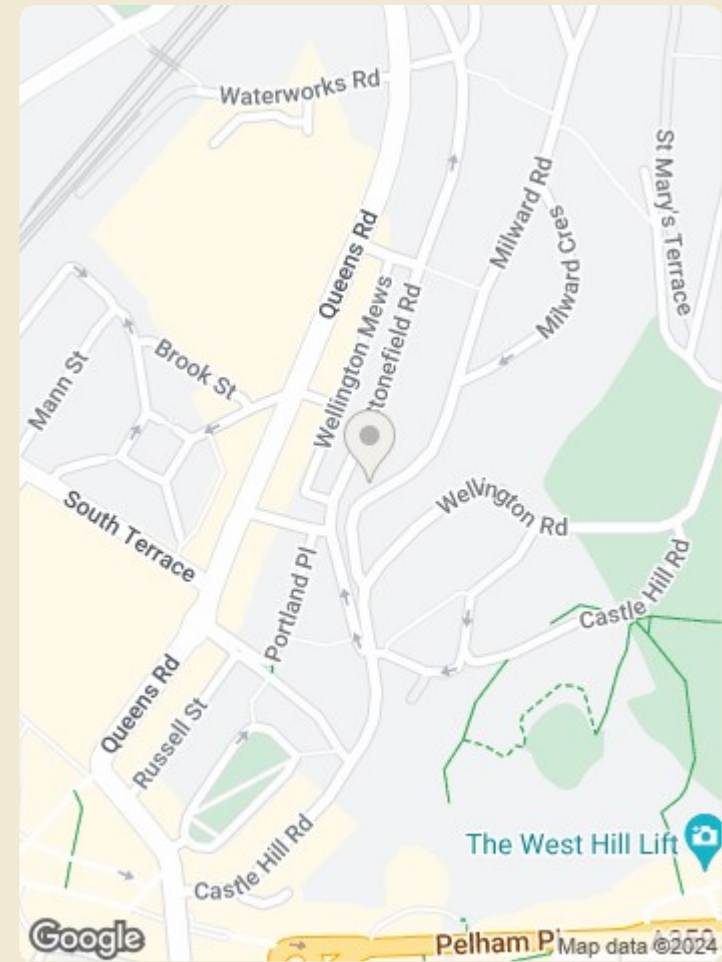
With its fantastic location, huge potential and period features, this 1 bedroom first floor flat situated on Milward Road is an opportunity not to be missed. So don't delay - contact us today to arrange a viewing.

- Tax Band A
- 25% share of the freehold
- Epc rating D
- £300/quarter service charge
- 600 sq ft
- Pleasant outlook
- A new 999 year lease will be granted
- One bedroom
- No onward chain
- No ground rent payable





**Approx. Gross Internal Floor Area 600 sq. ft / 55.74 sq. m**  
Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property



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>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.



