



Wyatt
Hughes
Residential Sales

Croft Road
Hastings, TN34 3HJ
£280,000 Leasehold

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Welcome to Croft Road.

This fabulous new listing offers a whole host of attractive features for a new buyer.

After a new home in the heart of Hastings Old Town? This one bedroom home is located a short walk away from the hustle of the popular Hastings Old Town area, with a host of shops and attractions; grab a coffee at one of the many independent cafés, go for a bite to eat at the plethora of local restaurants and bars or simply enjoy walks along the beach and over the hills. There is also the addition of an office/ occasional bedroom.

Keen to live by the sea? A short stroll away is Hastings seafront, with seaside walks, popular seaside attractions including mini golf, amusement parks and the popular Jerwood art gallery.

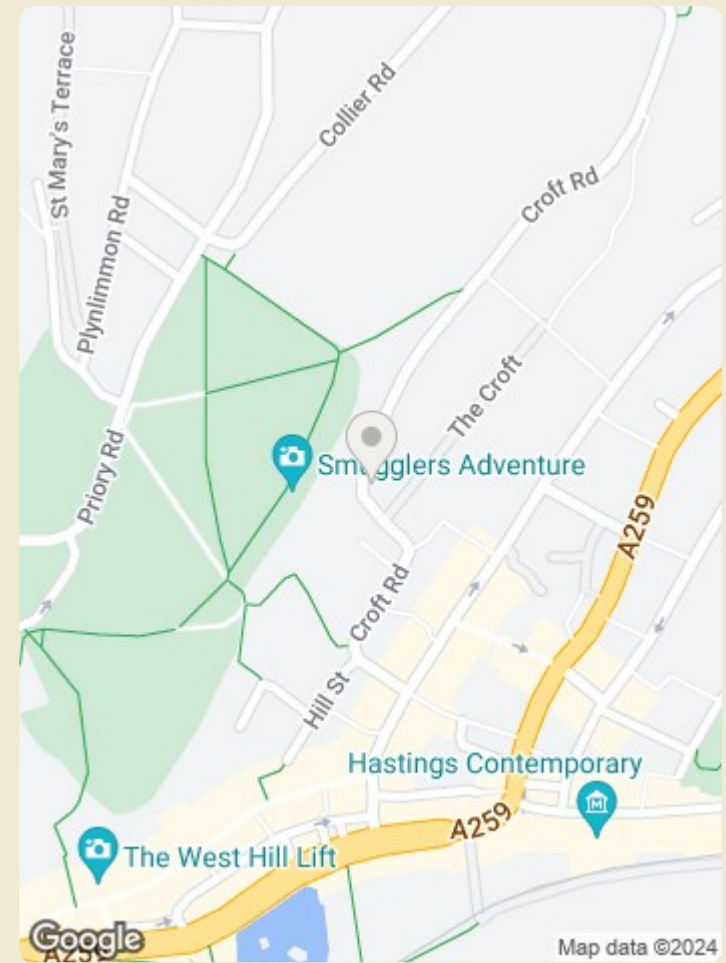
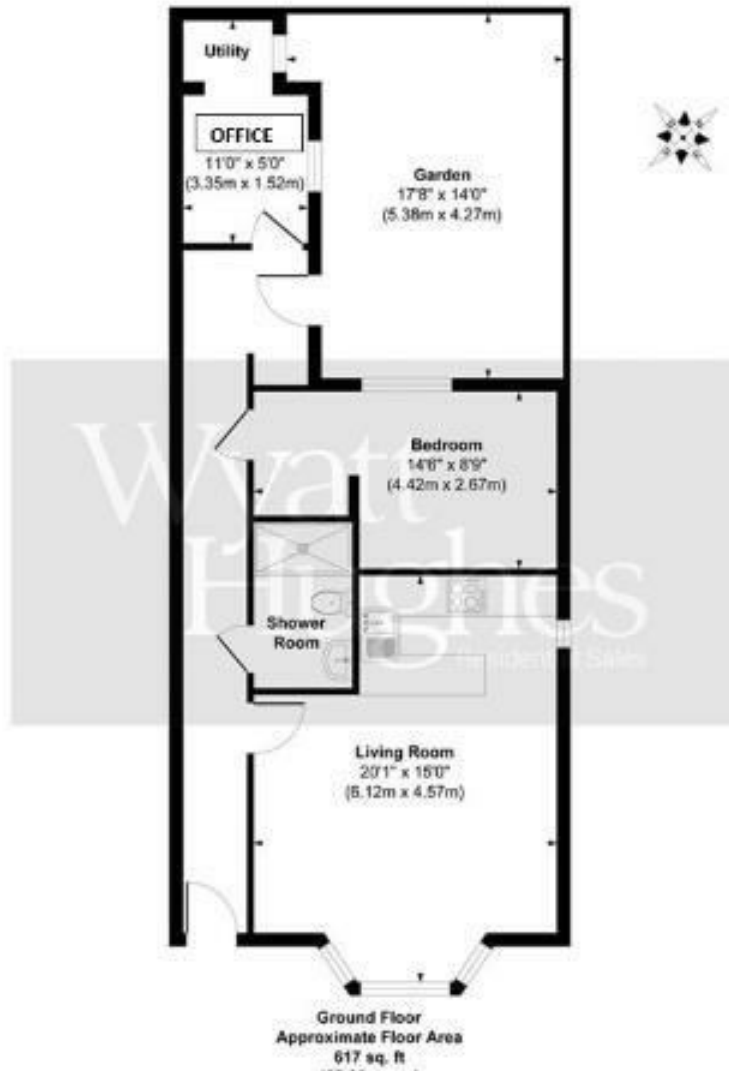
After a home with little work required? Decorated beautifully throughout this home is ready for a new buyer to move straight in and call it their own. The open-planned living space is perfect for entertaining during the summer months or making it cosy with the log burner during the winter.

Needing an outside space? This home has a enclosed and landscaped private garden area to the back, with dim soft-lighting and outside furniture making it a great place for entertaining guests or simply relaxing.

Do not miss your chance to secure this fantastic home, with local agents Wyatt Hughes.

- Fantastic Location
- One/Two Bedrooms
- EPC rating D
- £15 Ground Rent Per Annum
- 150 year lease from 1980
- Popular Old Town Area
- Private Rear Garden
- Council Tax A
- 2/7th share of service charges as and when required
- Decorated Throughout





Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC	77	England & Wales
		59	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.

