



**Elphinstone Road  
Hastings, TN34 2EG**

**Asking price £200,000 Leasehold**

**Wyatt  
Hughes**  
Residential Sales



## Elphinstone Road, Hastings, TN34 2EG

This two bedroom, garden home in Elphinstone road is now available to purchase with local agents Wyatt Hughes.

Looking for a garden home? After big rooms? Keen to be central to shops and the train station? This home benefits from all this and more.

The two double bedrooms offer plenty of space and large bay window in the main room lets in plenty of natural light. The living room is positioned with views over the garden, high ceilings and with another bay window allows plenty of light to pour through.

The kitchen is clean and tidy, with plenty of cupboard space and fitted oven. Plus additional space for a pantry or storage.

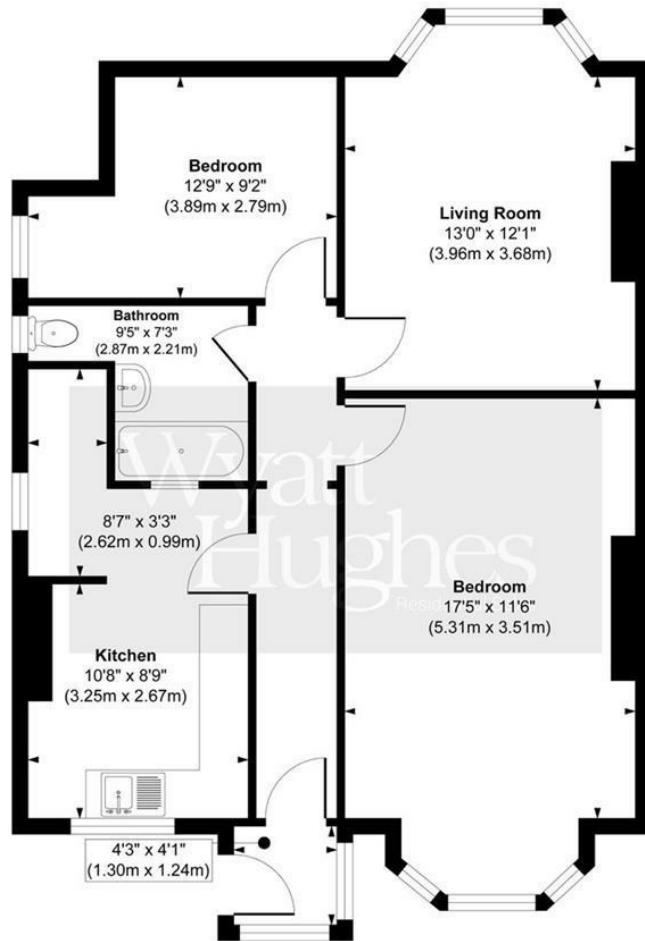
Elphinstone road is positioned only a short walk away from Hastings main town, with access to local supermarkets, coffee houses and restaurants, plus it has easy access to Hastings train station, with trains to London in under 90 minutes.

Arrange your showing today with local agent Wyatt Hughes

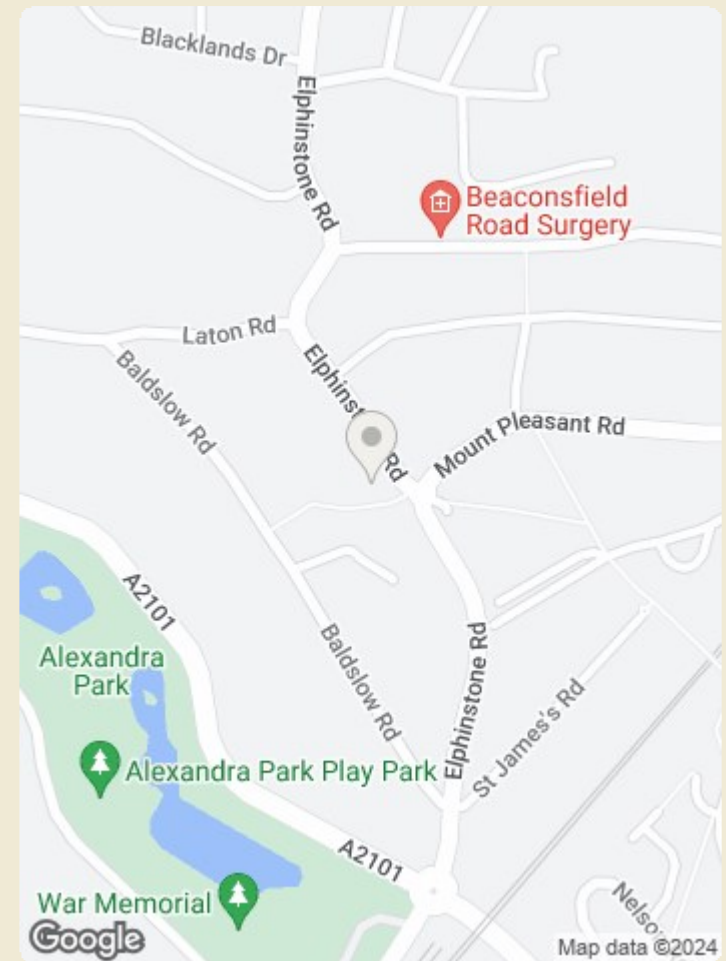
- Spacious Rooms
- Private Garden
- Clean And Tidy Throughout
- Council Tax A
- £15PA Ground Rent

- Private Entrance
- Two Bedrooms
- To Be Sold With A New Lease Of 99 Years
- EPC C
- As And When Service Charge(1/4th Share)





**Floor Plan**  
**Approximate Floor Area**  
**806 sq. ft**  
**(74.87 sq. m)**  
**Approx. Gross Internal Floor Area 806 sq. ft / 74.87 sq. m**  
Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property



Energy Efficiency Rating		Current	Potential	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) 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		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.



