



**Wellington Square  
Hastings  
East Sussex  
TN34**

**Offers In Excess Of £179,000**

**bettermove**

# Wellington Square Hastings

Bettermove are proud to present this 1 bed basement flat available with no forward chain.

The property is currently tenanted and it will be sold with tenants in situ for immediate investment. Rental yields can be obtained through Bettermove.

The property benefits from gas central heating throughout and has on street, permit parking available.

The council tax band is A.

This is a leasehold property with 997 years remaining on the lease; the ground rent is £250pa and the service charge is £709 half yearly.

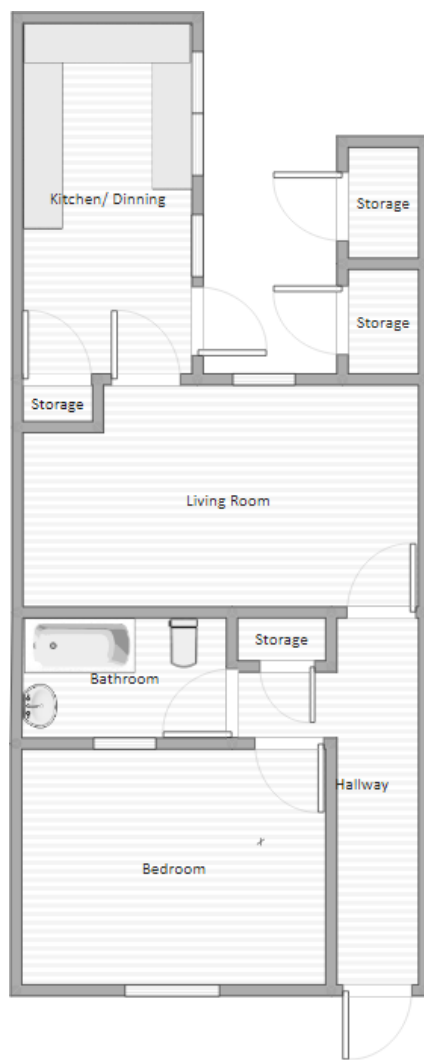
The interior of this well presented property comprises a spacious living room, dining area and fitted kitchen, as well as one bedroom and a shower room. The exterior boasts a private rear garden, perfect for enjoying the summer months.

Located in the popular town of Hastings, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Hastings train station (1.0 miles), various bus routes and the A259.

This exciting opportunity should not be missed. All enquiries can be made through Bettermove.







Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	68	78
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		
	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		80
(55-68) <b>D</b>	67	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England, Scotland &amp; Wales</b>		
	EU Directive 2002/91/EC	



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