

2 Bed Apartment In Blacklands Court 32 Fearon Road, Hastings, TN34 2DL

£180,000





## SHORT DESCRIPTION

Property Ref: 15973 Purpose built 2 double bedroom flat on the first floor. Good condition. Sitting room, kitchen, 2 double bedrooms (one with sink) and bathroom. Close to Alexandra Park and schools. Garage in block. Low service charges. Possibility of reduced price if sold without garage. Dimensions Sitting Room: 4.3x4.1 Bedroom :1 4.2x3.1 Bedroom :2 3.3x2.7 Kitchen :3.3x2.7 Bathroom :2.25x1.75 Hall :3.4x1.4 Property Type: Apartment Full selling price: £180000.00 Pricing Options: Offers in the region of Tenure: Leasehold Remaining lease (In Year): 959 Yearly Ground Rent Cost: £165.00 Yearly Management Cost: £1400.00 Council tax band: B EPC rating: C Measurement: 602.779 sq.ft. Parking: Garage Heating Type: Gas Central Heating Chain Sale or Chain Free: Chain free Possession of the property: Vacant -----



**Bed Room(s)**



**Bath Room(s)**



**Living Room(s)**

## FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.  
All measurements are a maximum and include wardrobes and bay windows where applicable.



## EPC GRAPH

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All measurements are a maximum and include wardrobes and bay windows where applicable.

Property type	Mid-floor flat
Total floor area	56 square metres

### Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

### Energy rating and score

This property's energy rating is C. It has the potential to be C.

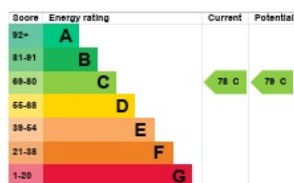
[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60



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