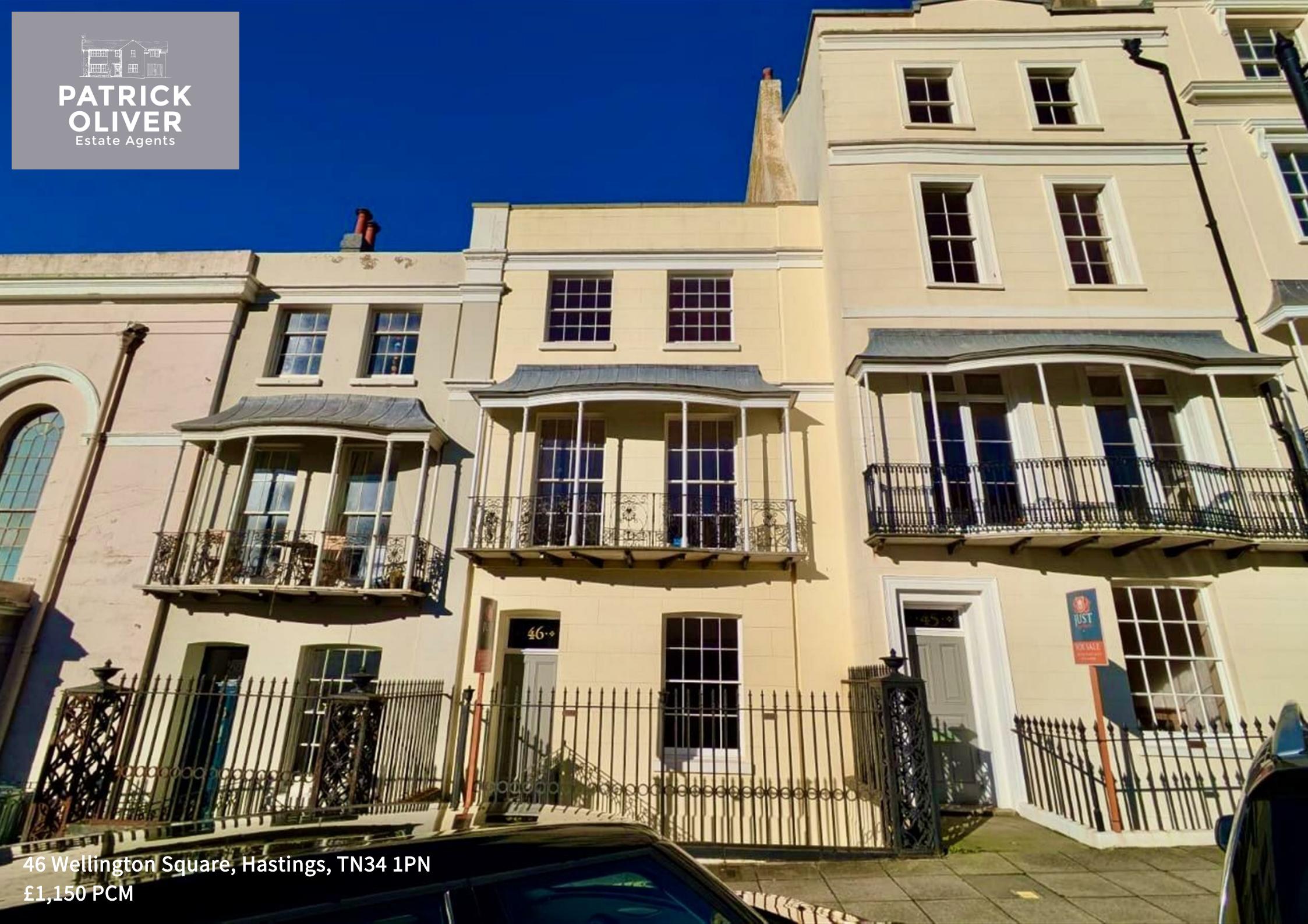




**PATRICK  
OLIVER**  
Estate Agents



46 Wellington Square, Hastings, TN34 1PN  
£1,150 PCM

# 46 Wellington Square, Hastings, TN34 1PN

Patrick Oliver Estate Agency is delighted to bring to the rental market a unique one bedroom designer apartment in Wellington Square, Hastings.

Beautiful apartment, thoughtfully designed with sympathetically restored original Georgian period features. The decor gives the space a sophisticated and calming feel, with high end wooden and linoleum floors, natural woodwork throughout, and stunning lime plaster walls.

- Regency Grade II Listed Building
- Magnificent Open Plan Living Space
- Ensuite Deluxe Modern Shower Room & Separate WC
- Renovated with Meticulous Craftsmanship
- Large Area for Dining and Relaxing
- Premium quality and bespoke luxury finishes throughout
- Luxurious Kitchen with dishwasher and washing machine
- Impressive Master Bedroom
- Available now and long-term

## The Apartment

The apartment is in an historical Georgian grade II listed building and gives a real sense of living by the sea in a timeless era.

This style of apartment is rarely available on the rental market and must be fully appreciated for its innovative renovation and creation of a bespoke home.

The communal area has been given the same lavish attention with wool carpeting and colour saturated in dark aubergine.

This beautiful elegant home showcases magnificent craftsmanship and has been faithfully restored using premium materials. The original features include: artistic decorative roses and cornicing; high ceilings; feature fireplaces; and Victorian lath and plaster throughout. There is a large bespoke sash window made and glazed to the original design, with hidden modern draught seals. The window features the original, elegant pull-up sash shutters.

There is an innovative energy efficient underfloor heating system, as well as exceptional insulation and soundproofing. The walls have been cleverly redesigned with eye catching lime plaster finish. The flooring is engineered hardwood oak

throughout, giving it a streamlined impression.

The kitchen has stunning contemporary gloss white handle-less units, with white ceramic sink set in a teak worktop and glass splash back. The oven and induction hob are the top of their range and guaranteed for anyone to enjoy cooking and preparing food, with views across the Square. There is a ceramic sink in a hardwood surface, built in dishwasher and washing machine, and space for a tall fridge freezer. A large room with plenty of room for dining table and chairs.

Through to the open plan living room via an oak framed architrave, one full length of the wall has magnificent wood panelling. There is also a full height recessed book shelf cupboard and a feature fireplace.

The master bedroom with feature fireplace, offers a quiet retreat away from the hustle and bustle of town life. There is a built in wardrobe. The ensuite shower room has been finished to the highest standard and gives a sense of the luxurious lifestyle, akin to living in a boutique hotel. There is simple white tiling, heated towel rail, demist mirror cabinet and natural linoleum flooring with underfloor heating, and ample mains-pressure hot water. There is a separate WC in the hall.

## The Location

Located in Wellington Square which is highly

desirable for its history and landscaped gardens, as well as its proximity to the panoramic south coast. Queens Road is a fantastic source of shops including grocery stores, restaurants, and cafés. Just a short 10 minute walk you will find yourself in Hastings Old town which always has something going on at the weekends in its plentiful bars and eateries. You can also quickly reach the West Hill with amazing views of the coastline. For commuters, you will find Hastings train station a 4 minute walk away.

## The Details

This apartment is available now on an unfurnished basis and would suit anyone looking for the best quality life by the coast.

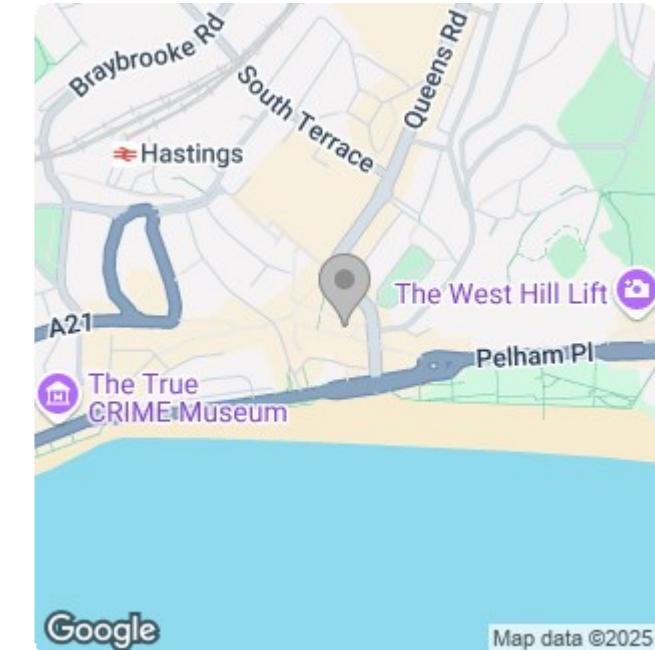
Safety measures include discrete smoke shafts, top-tier fire alarms, and escape routes. The building does not have gas supplies for safety and future-proofing. Modern conveniences include entry systems, full fibre broadband, satellite, DAB, and TV services. It has made clever use of the space to maximise storage too.

The communal hall shall have a deep clean fortnightly. There is also the option for a cleaner to visit on a regular basis to service your apartment.

Permit parking  
EPC Rating C  
Council tax band A  
52SQM



## GROUND FLOOR



		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC

		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC

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