



**PATRICK
OLIVER**
Estate Agents

46



46 Wellington Square, Hastings, TN34 1PN
£1,250 PCM

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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
- Premium quality and bespoke luxury finishes throughout
- Renovated with Meticulous Craftsmanship
- Impressive Master Bedroom
- Available now and long-term
- Luxurious Kitchen with dishwasher and refrigerator
- Large Bathroom with Shower Over Bath

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.

Leading up from the second floor entrance, there is a magnificent bespoke staircase and banister with wood panelling on one wall up to the main level.

A beautiful open plan living room with ample space for sofa, TV and unit, bookshelves, dining table and chairs. Twin sash windows looking across Wellington Square and with distant sea views.

The kitchen has stunning contemporary gloss white handle-less units, with white ceramic sink set in a teak hardwood worktop and white glass splash back. The oven and induction hob are the top of their range and guaranteed for anyone to enjoy cooking and preparing food, whilst making the most of the Regency views across the square. There is a built in dishwasher and under counter fridge.

The large bathroom has been finished to the highest standard and gives a sense of the luxurious lifestyle, akin to living in a boutique hotel. There is an oversized bath tub with mixer shower over. Enjoy a natural skylight, simple white tiling, heated towel rail, demist mirror cabinet, natural linoleum flooring with underfloor heating, and ample mains-pressure hot water. A large cupboard with plumbing and space for a washing machine. Great roof top views from the sash window.

To the rear of the building, with similar views, the master bedroom has a feature fireplace, and offers a quiet retreat away from the hustle and bustle of town life. Beautiful wood panelling on one wall.

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.

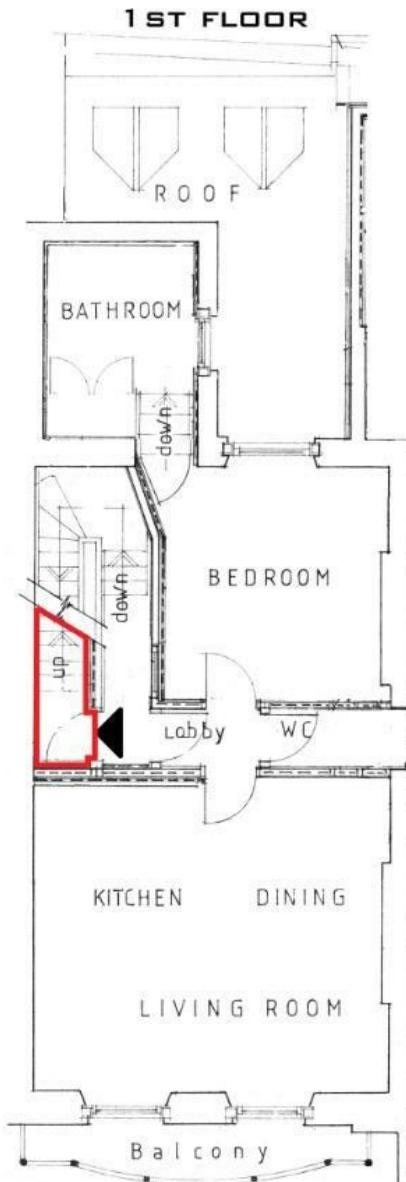
Safety measures include discrete smoke shafts, top-tier fire alarms, and escape routes. The building does not have gas supplies for safety and future-proofing. Modern conveniences include entry systems, full fibre broadband, satellite, DAB, and TV services. It has made clever use of the space to maximise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

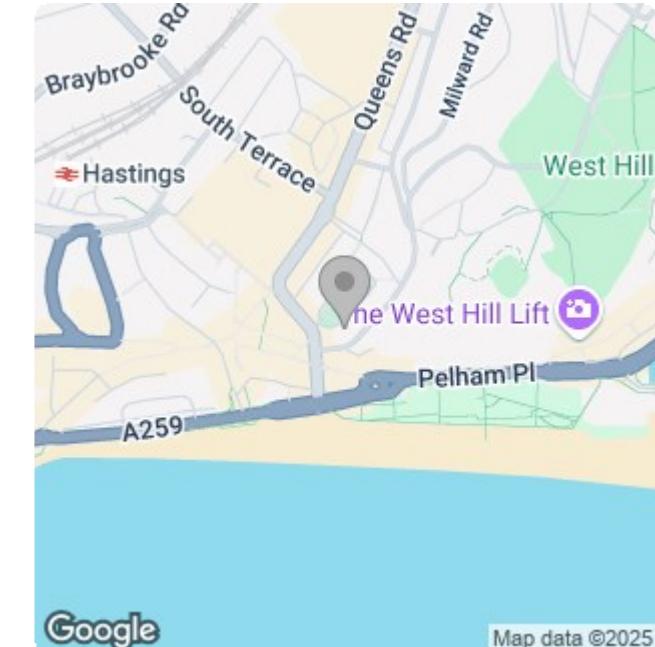
Permit parking
EPC Rating C
Council tax band A
59 SQM



SCALE 1:1250

**2ND FLOOR**

0m 1m 2m 3m 4m 5m

**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	62	62
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	62	62
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		

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