



**PATRICK
OLIVER**
Estate Agents



45 Wellington Square, Hastings, TN34 1PN
£1,450 PCM

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Patrick Oliver Estate Agency is delighted to bring to the rental market a unique two bedroom designer apartment in Wellington Square, Hastings. Available now for a long term let.

A beautiful apartment, thoughtfully designed with sympathetically restored original Georgian period features. The decor gives the place 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
 - Elegant Open Plan Living Space
 - King Sized 2nd Bedroom
 - Available now
- Renovated with Meticulous Craftsmanship
 - Luxurious Kitchen & Integrated Dishwasher and Fridge
 - Bespoke White Bathroom with Bath and Walk in Shower
- South Facing Sea Views and of the Georgian Square
 - Master Bedroom with Beautiful Views
 - Highest Specifications and Contemporary Interior Design

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 Minton tiles in the entrance hall.

This beautiful elegant home showcases magnificent craftsmanship and has been faithfully restored using premium materials. The original features include: artistic decorative roses and corning; high ceilings; feature fireplaces; and Victorian lath and plaster throughout. There are bespoke sash windows made and glazed to the original design, with hidden modern draught seals.

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 hardwood worktop and white glass splash back. The AEG 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 an integrated AEG dishwasher and under-counter fridge freezer.

The bathroom has been finished to the highest standard with a double ended bath and separate shower cubicle, giving 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 plumbing for a washing machine within one of two storage cupboards.

The master bedroom offers a quiet retreat away from the hustle and bustle of town life. There is original magnificent wood panelling on the walls, and lovely views across the town. The second bedroom features a high level view towards the sea and onto the square below. It has ample space for king sized bed and bedroom furniture.

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 less than 1 mile away.

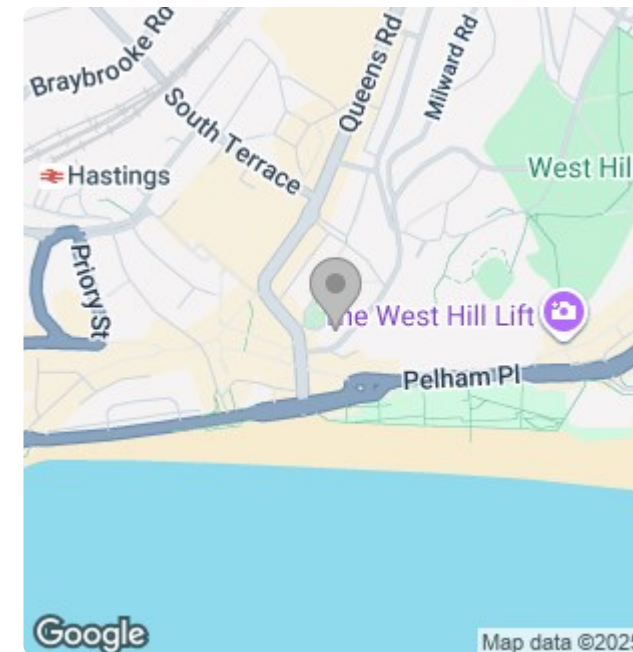
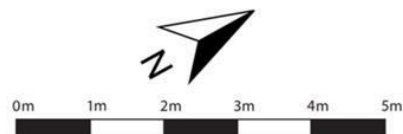
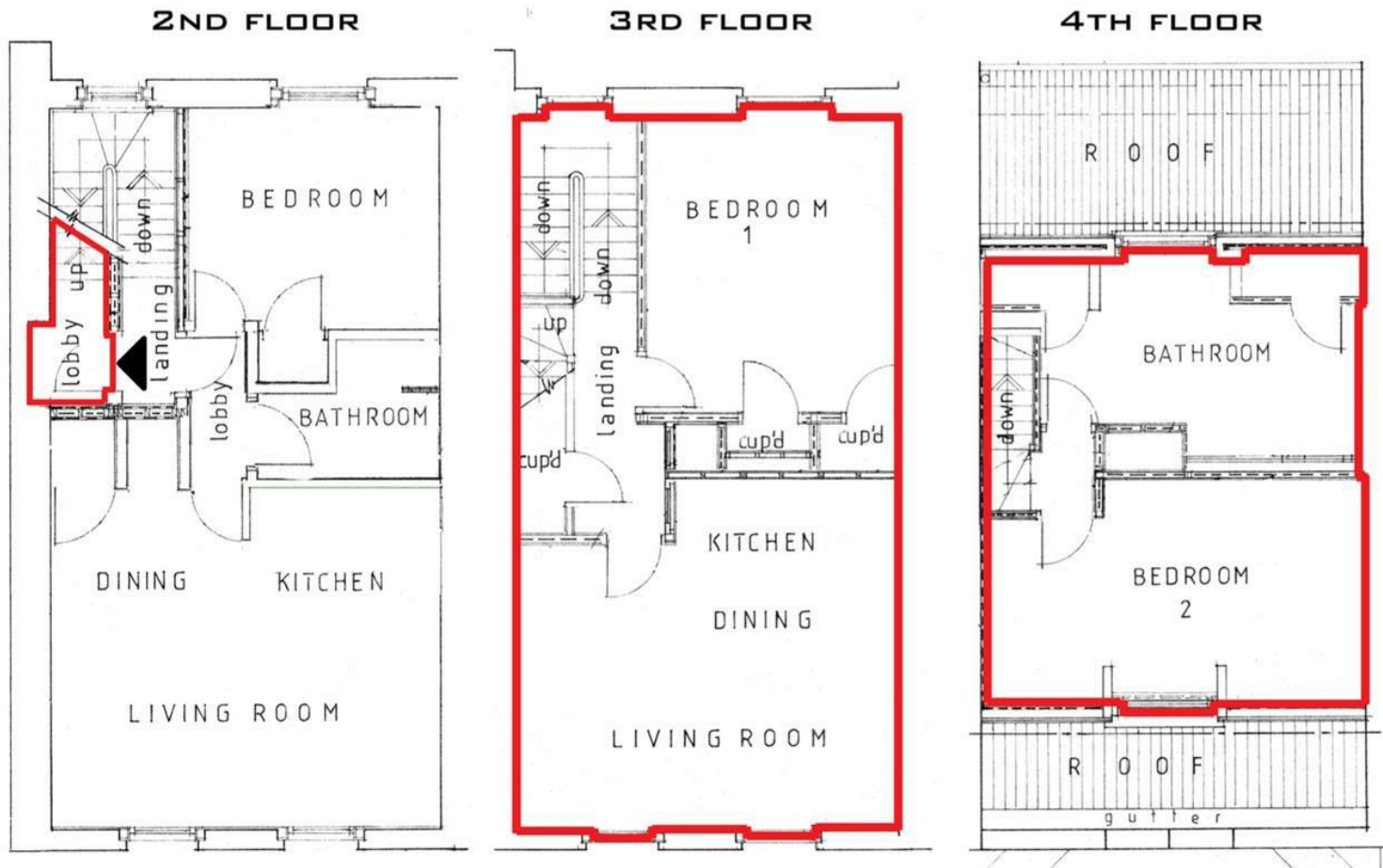
The Details

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 D
Council tax band A
81SQM





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		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	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		
England & Wales	EU Directive 2002/91/EC	



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PRS Property Redress Scheme



