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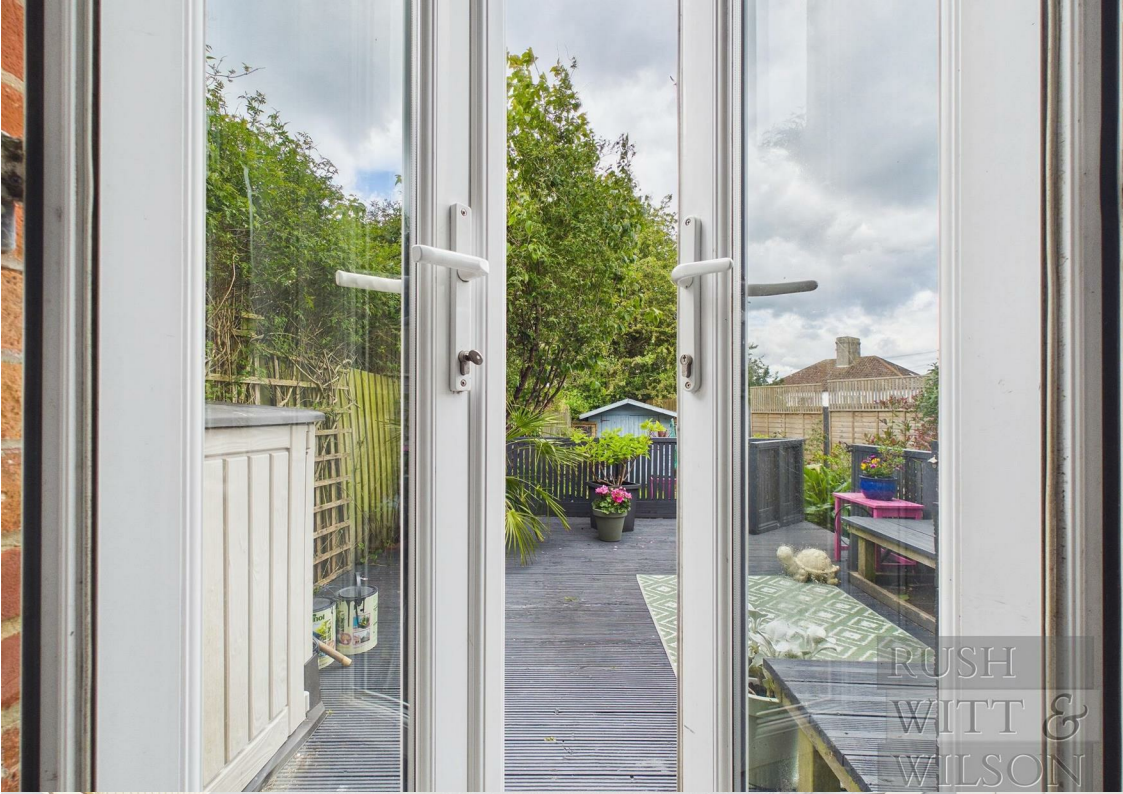


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**187a Ashburnham Road, Hastings, East Sussex TN35 5LL
Offers In The Region Of £260,000 Leasehold**

An exceptionally well-presented two-bedroom ground floor apartment with its own private entrance and beautifully maintained rear garden, combining character features with stylish contemporary finishes throughout. Accessed via a private side entrance, the property welcomes you into an entrance lobby with useful storage cupboard and designated utility space with plumbing for a washing machine and tumble dryer. A bespoke fitted shower room offers a luxurious finish with tiled flooring, part-tiled walls, waterfall shower, wash hand basin set within a vanity unit and concealed wc. A sliding door opens into the impressive open-plan kitchen/living space, a bright and elegant room enhanced by part original cornicing and ceiling rose, with French doors opening directly onto the private rear garden. The kitchen has been thoughtfully designed with solid stone work surfaces incorporating an inset sink, a range of wall and base units, newly fitted electric oven with gas hob and cooker hood above, together with space for an American-style fridge freezer. The spacious inner hallway continues the character feel of the home with original cornicing and excellent storage including two cupboards and additional understairs storage. The principal bedroom is a particularly attractive room featuring a double glazed bay window to the front, original cornicing and an attractive feature fireplace with tiled surrounds, whilst also providing access back through to the communal entrance hall. The second bedroom enjoys a double glazed bay window to side and benefits from a storage cupboard housing the newly installed boiler. Externally, the private rear garden is a particular feature of the property, offering a raised decked seating area leading onto an area of lawn with garden shed and mature trees and shrubs providing a pleasant and secluded outlook. Properties of this quality, blending character charm with modern living, are rarely available in this desirable Clive Vale location







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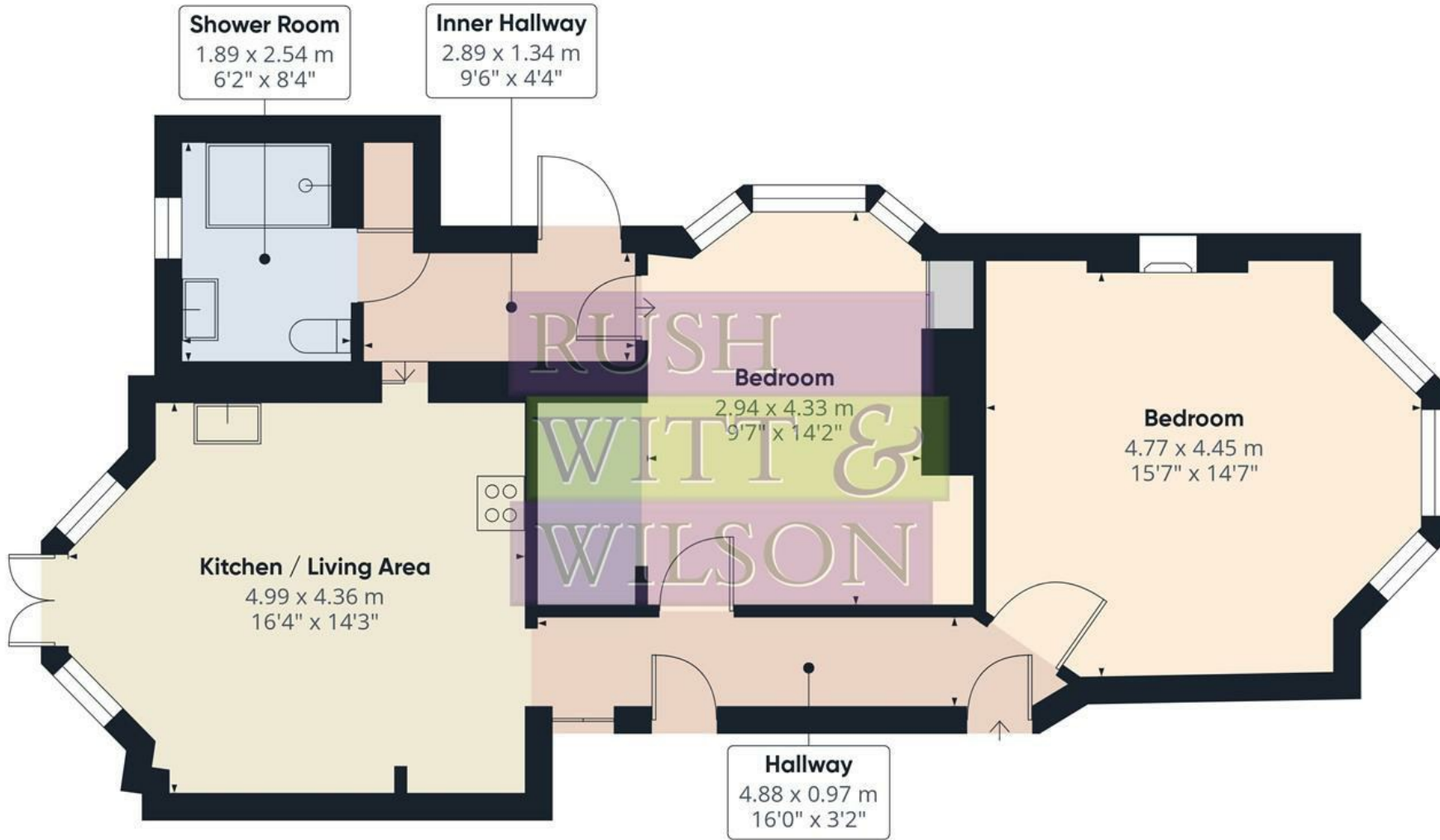
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Approximate total area⁽¹⁾

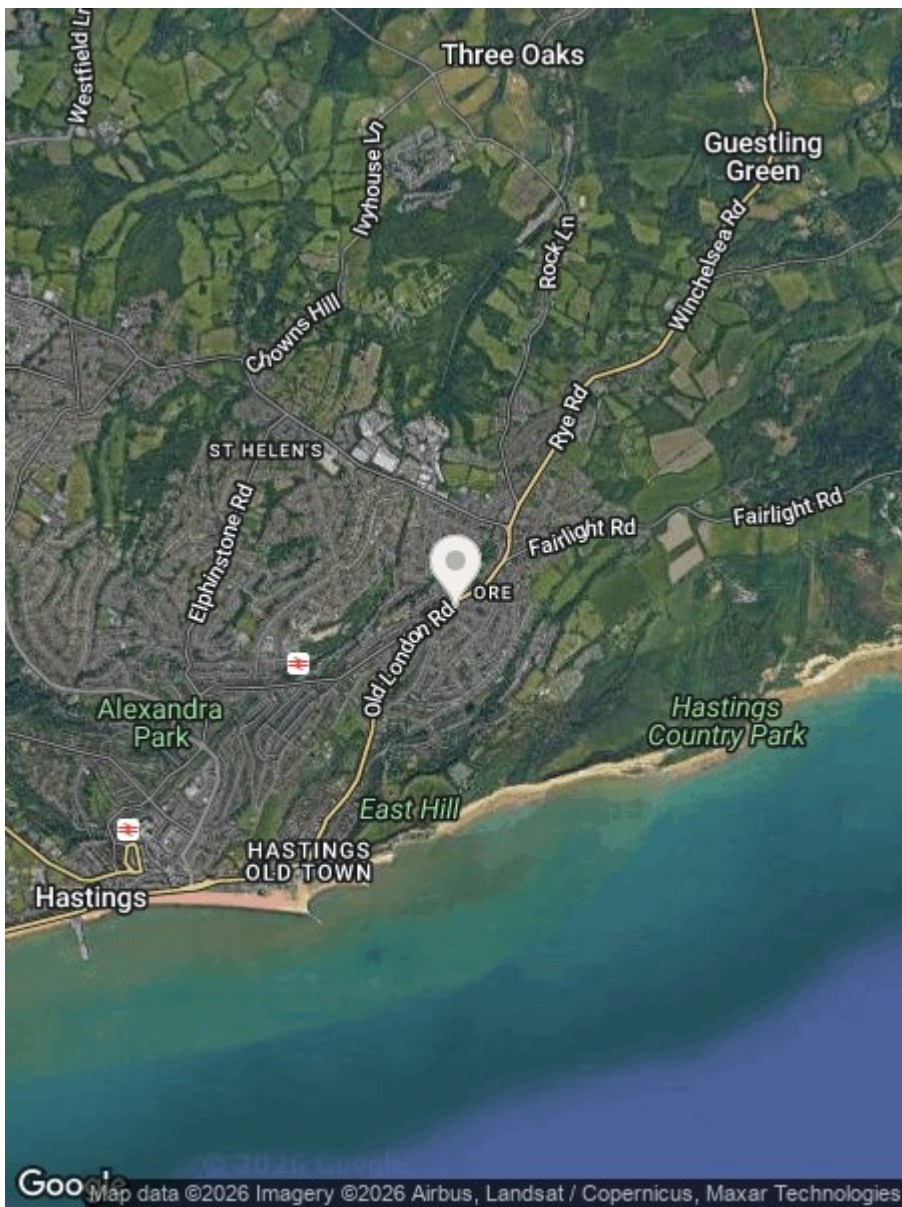
70 m²
754 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





Energy Efficiency Rating		
	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		
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		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Council Tax Band - A

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice:

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