



Basement Flat, 102a Queens Road, Hastings, TN34 1RL Offers In Excess Of £130,000

Welcome to this centrally located lower ground floor apartment located on Queens Road. This delightful property boasts a spacious reception room, perfect for entertaining guests or simply relaxing after a long day. With one cosy bedroom and a well appointed bathroom, this flat offers a comfortable living space ideal for individuals or couples. The property features neutral decoration throughout, providing a blank canvas for you to add your personal touch and make it truly your own. The courtyard garden is a hidden gem, offering a tranquil outdoor space where you can enjoy a morning coffee or unwind in the evenings. One of the standout features of this property is that it comes with a new 125-year lease on completion with share of freehold. Additionally, the property is chain-free, making the buying process smooth and hassle-free. Located in a sought-after area, this flat conversion a sizeable living space, giving you ample room to create a cosy and inviting home. Whether you are looking for a permanent residence or a weekend getaway, this property is sure to tick all the boxes. Don't miss out on the opportunity to own this lovely apartment in Hastings. Book a viewing today and start envisioning the life you could create in this wonderful home.





Approximate total area⁽¹⁾
449.07 ft²
41.72 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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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		
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