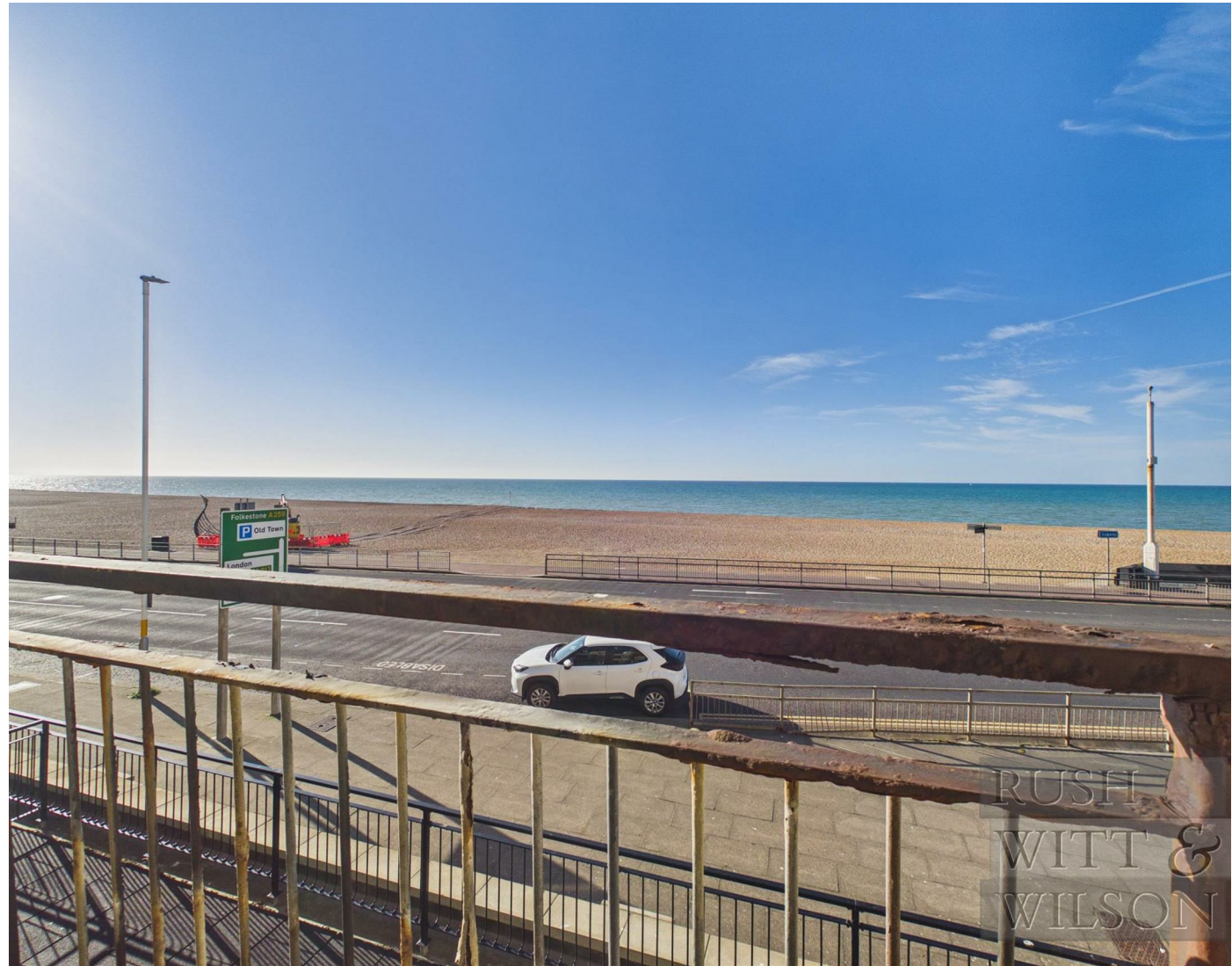


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**22 Homedane House Denmark Place, Hastings, TN34 1PQ  
Offers In Excess Of £50,000 Leasehold**

Nestled in the desirable Denmark Place, Hastings, this delightful one-bedroom apartment in Homedane House is an ideal residence for those over 60 seeking a serene yet vibrant lifestyle. Just a short stroll from the bustling Hastings Town, this property boasts spectacular sea views that create a stunning backdrop for everyday living. The apartment features a generously sized double bedroom, complete with a built-in wardrobe that provides ample storage space. The spacious living room flows seamlessly into the kitchen area, fostering an open and inviting atmosphere perfect for relaxation or entertaining guests. The well-appointed bathroom adds to the overall comfort and convenience of the home. One of the standout features of this property is the private front-facing balcony, an idyllic spot to unwind while soaking in the breath-taking views of the coastline. Residents of Homedane House can also enjoy a range of excellent communal facilities, including a convenient lift for easy access to all levels and a well-equipped laundry room. These thoughtful amenities are designed to enhance daily living, ensuring a relaxed and hassle-free lifestyle. This charming apartment not only offers comfort and convenience but also the opportunity to embrace the vibrant community and stunning surroundings of Hastings. Whether you are looking to enjoy leisurely walks along the seafront or partake in the local culture, this property is perfectly positioned to offer the best of both worlds.





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**Approximate total area<sup>(1)</sup>**

36.6 m<sup>2</sup>  
396 ft<sup>2</sup>

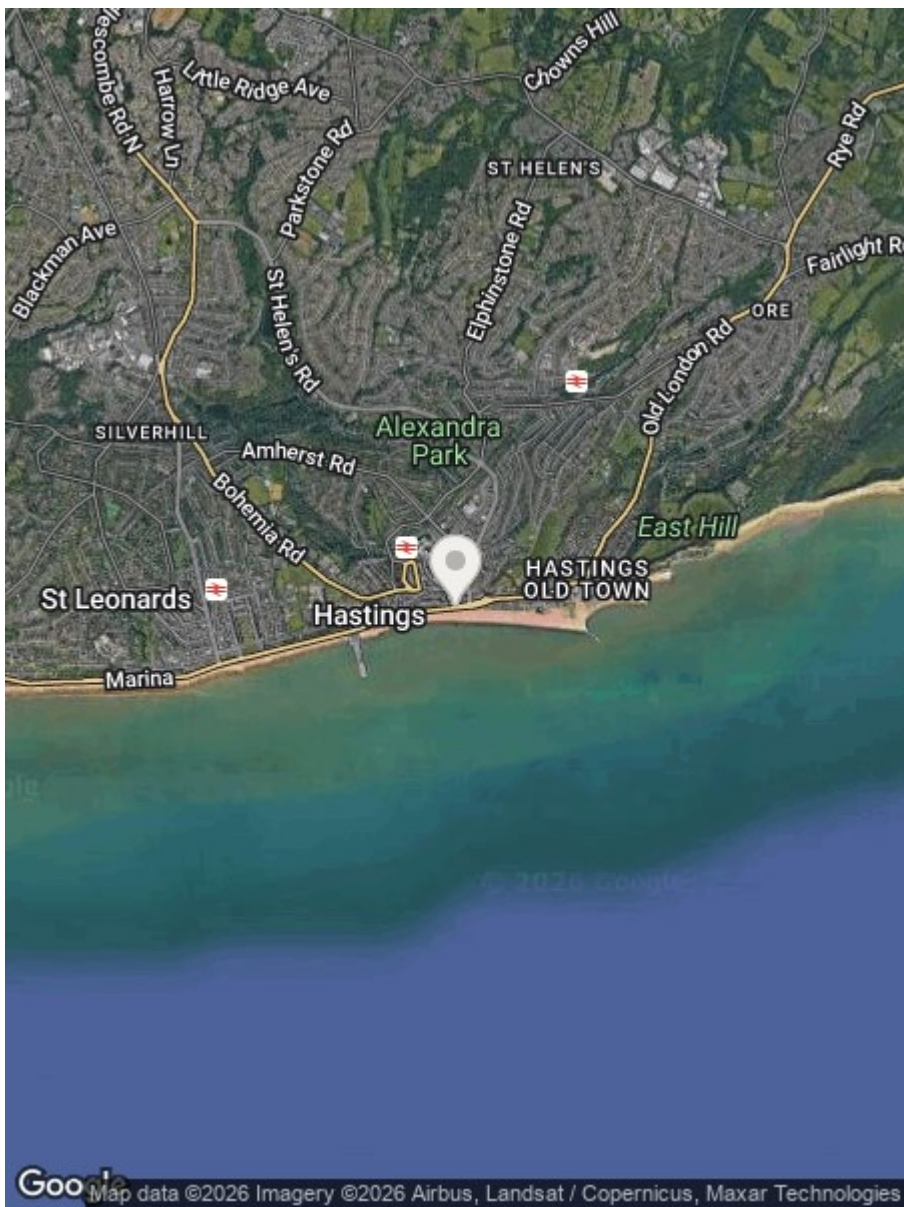
**Balconies and terraces**

2.5 m<sup>2</sup>  
27 ft<sup>2</sup>

(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.





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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Council Tax Band - B

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.

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