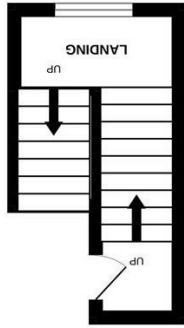
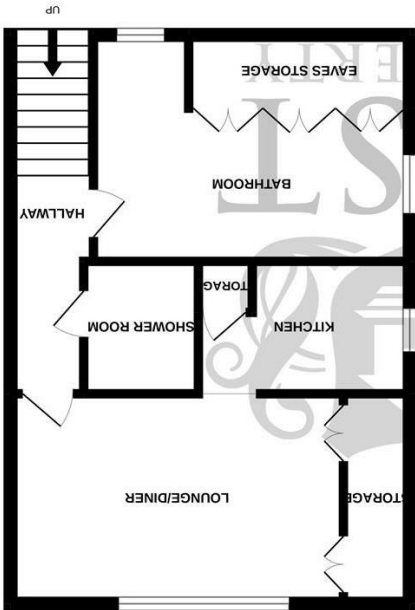




England & Wales		
EU Directive 2002/91/EC		
Very energy efficient - lower running costs	A	(92 plus)
	B	(81-91)
	C	(69-80)
	D	(55-68)
	E	(39-54)
	F	(21-38)
	G	(1-20)
Not energy efficient - higher running costs		
Current	56	
Potential	71	



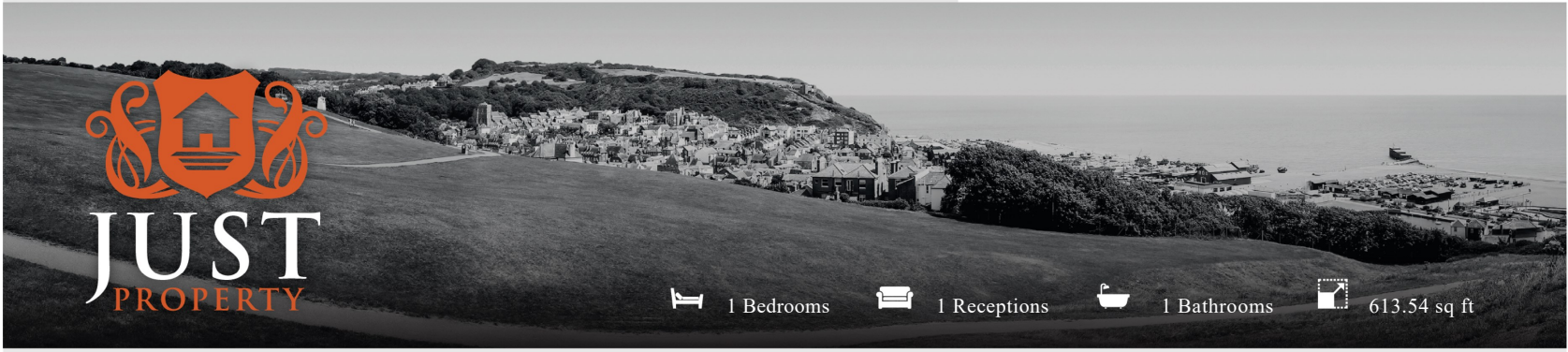
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, corridors, stairs and other areas are approximate and responsibility is taken by any prospective purchaser. The floorplan is for guidance purposes only and should be used as such by any prospective purchaser. The floorplan is for guidance purposes only and should be used as such by any prospective purchaser. The floorplan is for guidance purposes only and should be used as such by any prospective purchaser.



Top Floor Flat 38 Quarry Road, Hastings, TN34 3SA

FLOORPLANS

www.justproperty.net



1 Bedrooms 1 Receptions 1 Bathrooms 613.54 sq ft

Leasehold - Share of Freehold

£150,000

Top Floor Flat 38 Quarry Road, Hastings, TN34 3SA



PROPERTY DETAILS

A very well presented one bedroom, top floor 'loft' apartment, situated in the highly sought after location Quarry Road. The property is within walking distance of Hastings Town Centre, Hastings mainline Railway Station, Alexandra Park and Hastings Historic Old Town.

The property forms part of an impressive period building with well presented communal areas. The flat is accessed via the top floor and benefits from an entrance stairwell and landing. Branching out from the landing is the bedroom benefitting from a large eaves storage cupboard and the shower room with large walk in, rainfall shower. The living accommodation is situated at the end of the hallway, this delightful room benefits from large bi-fold windows with views stretching to the East Hill and towards the English Channel, the kitchen is located off of the living room with a large cupboard and breakfast bar.

To be sold chain free and furniture possibly included. We are advised that the property is being sold with a Share of the Freehold with 120 years remaining on the lease. Viewings are considered essential with sole agents, Just Property.

ROOM DIMENSIONS

Entrance Stairwell

Landing

Living Room
15'7 x 13'4 (4.75m x 4.06m)

Kitchen/Breakfast Room
10'4 x 6'3 (3.15m x 1.91m)

Bedroom
13'9 x 10'10 (4.19m x 3.30m)

Shower Room
6'3 x 4'10 (1.91m x 1.47m)

FEATURES

- Chain Free
- Quiet Location
- Spacious Flat
- Ample Storage
- Light & Airy
- Stunning Views
- Sought After Location
- Close To Amenities
- One Bedroom
- Share Of Freehold

