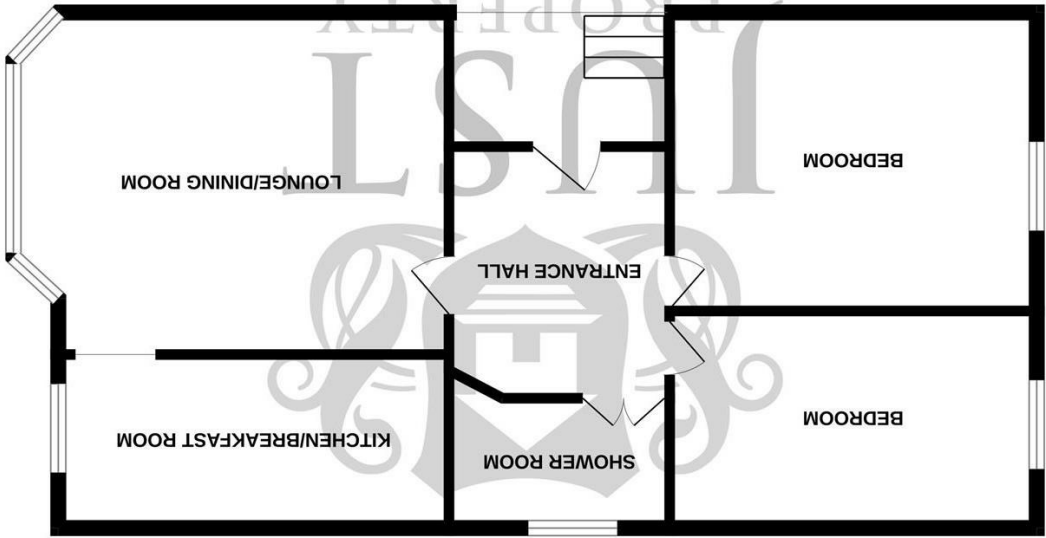




England & Wales		
EU Directive 2002/91/EC		
Energy Efficiency Rating	Potential	Current
	79	69
Very energy efficient - lower running costs		
A	(92 plus)	
B	(81-91)	
C	(69-80)	
D	(55-68)	
E	(39-54)	
F	(21-38)	
G	(1-20)	
Not energy efficient - higher running costs		

While every attempt has been made to ensure the accuracy of the layout contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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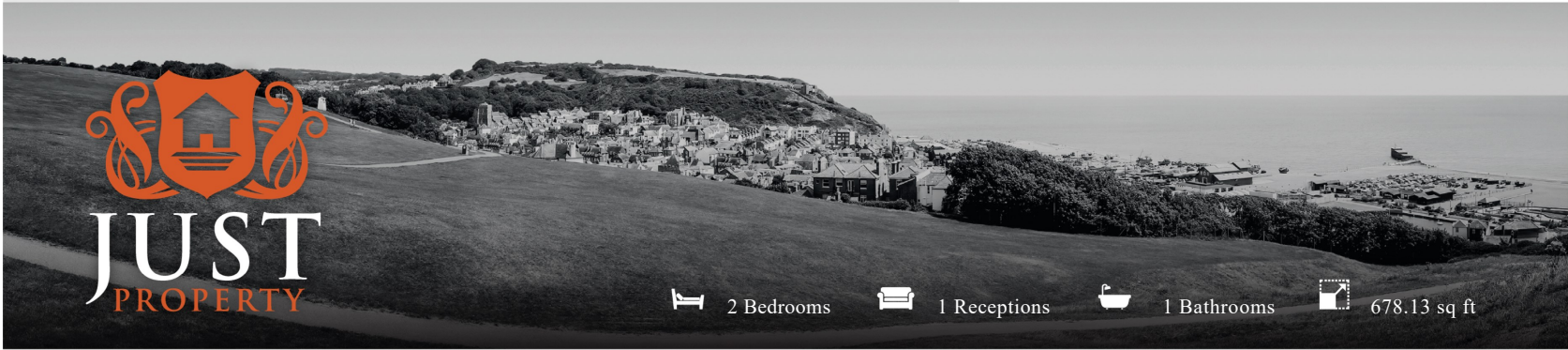
TOP FLOOR



Top Floor Flat 42 Baldslow Road, Hastings, TN34 2EY

FLOORPLANS

www.justproperty.net



2 Bedrooms 1 Receptions 1 Bathrooms 678.13 sq ft

Leasehold - Share of Freehold

£219,950

Top Floor Flat 42 Baldslow Road, Hastings, TN34 2EY



PROPERTY DETAILS

A beautifully presented two double bedroom, bay-fronted top-floor apartment, ideally positioned along the highly sought-after, tree-lined Baldslow Road in Hastings. Offering bright and well-proportioned accommodation throughout, the property enjoys attractive rooftop views towards Hastings seafront and Hastings Castle, as well as views across Alexandra Park. A charming home in a convenient and popular location, within easy reach of the town's many amenities.

The property is ideally positioned within easy reach of Alexandra Park, Hastings town centre and mainline railway station, with a good selection of shops, the seafront and promenade all nearby. The historic Hastings Old Town is also within easy reach, while the neighbouring towns of Battle, Rye, Bexhill and Eastbourne are accessible by car. Local bus routes, schools, doctors' surgeries and the Conquest Hospital are also close at hand.

The accommodation comprises a entrance hallway, two generous double bedrooms, a family bathroom, a fitted kitchen and an exceptionally bright open-plan lounge/dining room enjoying lovely views across the rooftops towards the town centre and park.

Further benefits include a share of the freehold and the remainder of a 999-year lease, with maintenance costs shared between the apartments on an as-and-when basis.

An appealing home offering space, character and a convenient location. An internal viewing is highly recommended by the vendors' sole agents, Just Property.

ROOM DIMENSIONS

Communal Entrance

Stairs Up To Front Door

Hallway

Family Lounge / Dining Room
18'1" x 12'11" (5.52 x 3.94)

Kitchen / Breakfast Room
11'11" x 5'10" (3.64 x 1.78)

Bedroom
13'11" x 11'1" (4.25 x 3.39)

Bedroom
13'11" x 7'6" (4.25 x 2.31)

Shower Room / WC
9'2" x 4'2" (2.80 x 1.28)

FEATURES

- Two Spacious Double Bedrooms
- Share of The Freehold
- Balance of 999 Year Lease
- Nice Kitchen / Breakfast Room
- Grear Views From Front and Rear
- Period Property
- Walking Distance to Park, Town and Stations
- Attractive Building in Tree Lined Avenue

