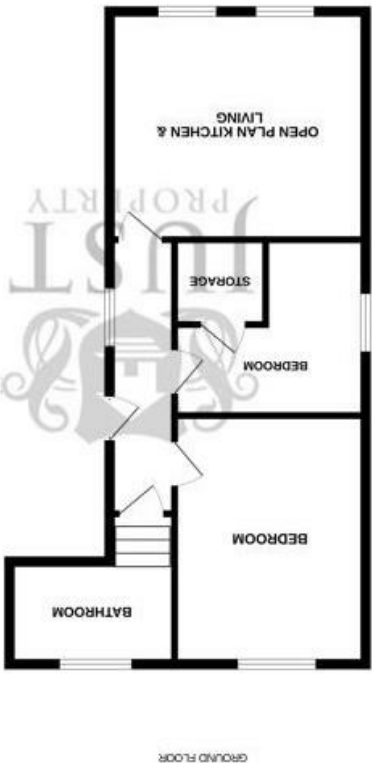


England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (92 plus)
	B (81-91)
	C (69-80)
	D (55-68)
	E (39-54)
	F (21-38)
Not energy efficient - higher running costs	G (1-20)
Current	53
Potential	72

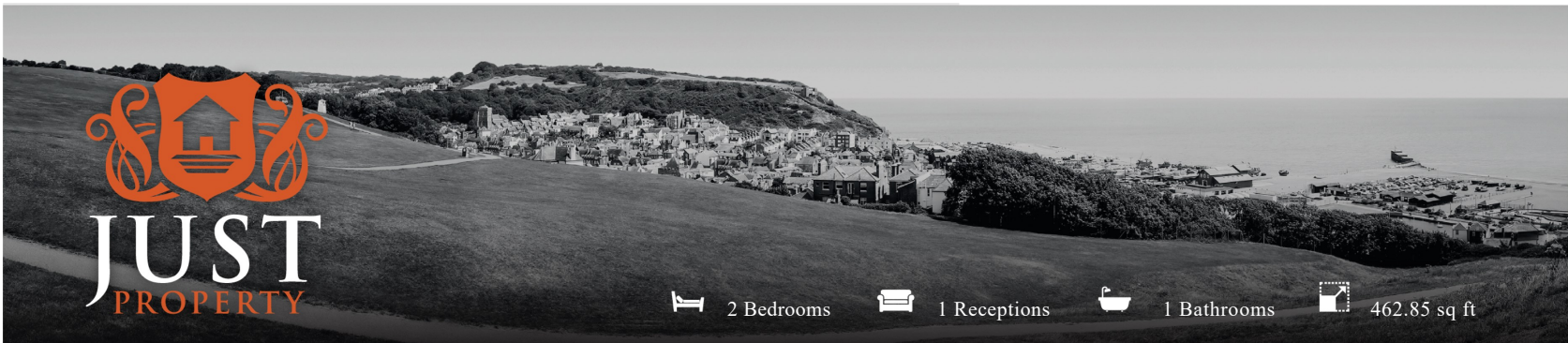
These energy efficiency and environmental ratings are based on the information provided in the Energy Performance Certificate (EPC) and are not a guarantee of performance. The energy efficiency and environmental ratings are based on the information provided in the EPC and are not a guarantee of performance. The energy efficiency and environmental ratings are based on the information provided in the EPC and are not a guarantee of performance.



Flat 9 17 Laton Road, Hastings, TN34 2ES

# FLOORPLANS

[www.justproperty.net](http://www.justproperty.net)



2 Bedrooms | 1 Receptions | 1 Bathrooms | 462.85 sq ft

Leasehold - Share of Freehold

# £160,000

Flat 9 17 Laton Road, Hastings, TN34 2ES



## PROPERTY DETAILS

Coming To The Market For £160,000

Located in the popular area of Laton Road, Hastings, this delightful ground floor flat offers a perfect blend of comfort and modern living. Spanning 463 square feet, the property features two well-proportioned bedrooms, making it an ideal choice for couples, small families, or those seeking a serene retreat.

Upon entering, you will be greeted by a spacious reception room that provides a warm and welcoming atmosphere, perfect for relaxation or entertaining guests. The flat has been recently refurbished throughout, ensuring that it meets contemporary standards while retaining its character. The stylish bathroom is designed for both functionality and comfort, catering to your everyday needs.

One of the standout features of this property is the access to communal gardens, where you can enjoy the outdoors and unwind in a peaceful setting. Additionally, the flat includes residents parking to the front of the building, a valuable asset in this desirable location.

Situated in Hastings, this property benefits from a vibrant community and is conveniently located near local amenities, shops, and transport links. Whether you are looking to invest or find your next home, this flat presents an excellent opportunity to enjoy modern living in a sought-after area. Do not miss the chance to make this lovely flat your own.

To arrange access for a viewing, contact the vendors choice of sole agents, Just Property to see all this wonderful flat has to offer in person.

Council Tax Band - A



## ROOM DIMENSIONS

Ground Floor Apartment

Flat Front Door

Entrance Hallway

Bathroom

Bedroom

9'8" x 12'1" (2.96 x 3.70)

Bedroom With Storage

8'9" x 9'8" (2.69 x 2.95)

Open Plan Kitchen & Living Room

12'7" x 13'1" (3.84 x 3.99)

Access To Communal Gardens

Off Road Parking Space To The Front

## FEATURES

- Ground Floor Apartment
- Stylish Fitted Kitchen & Bathroom
- Completely Refurbished Throughout
- Long Lease Length Provided
- Ideal First Time Buyer Property
- Residents Parking To The Front
- Access To Beautiful Communal Garden To The Rear
- Call Just Property To Arrange Access
- Viewing Considered Essential
- 462.848sq Living Space

