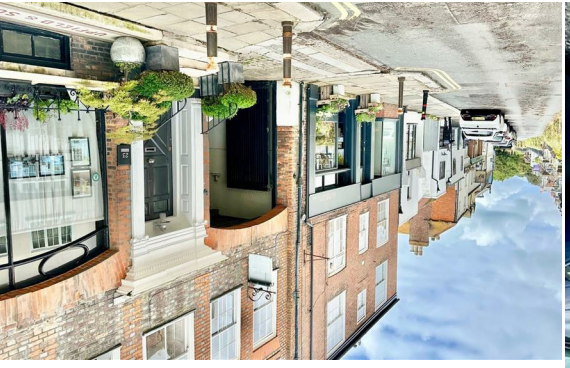
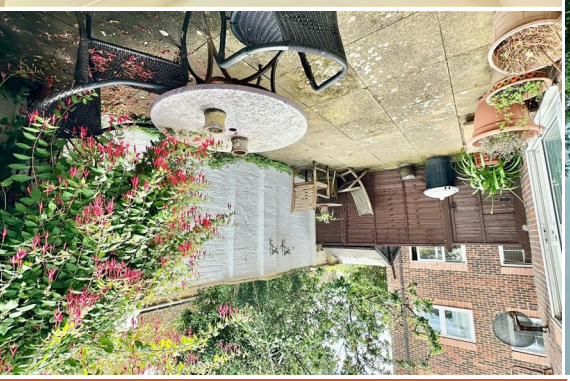




JUST PROPERTY

2 Bedrooms | 1 Receptions | 1 Bathrooms | 570.49 sq ft

Flat 4 The Moorings 71 The Bourne, Old Town, Hastings, TN34 3BD

£199,950

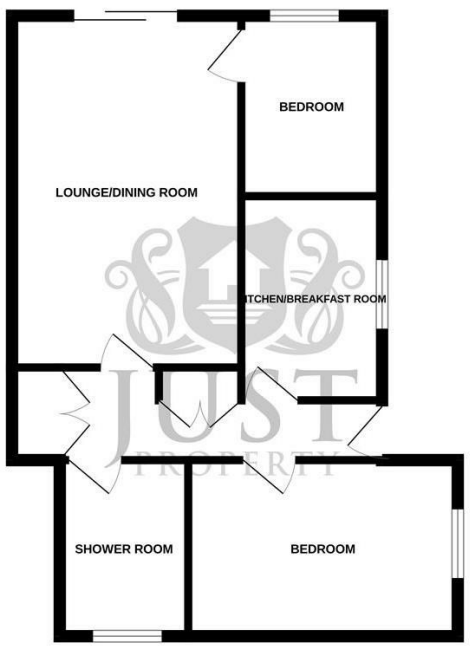
Leasehold

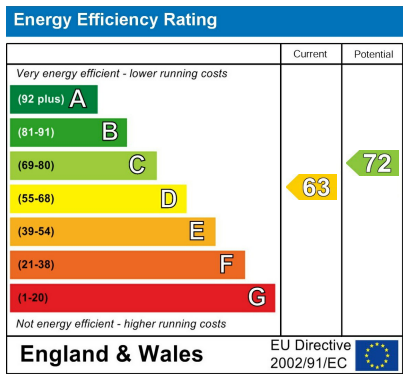
www.justproperty.net

FLOORPLANS

Flat 4 The Moorings 71 The Bourne, Old Town,
Hastings, TN34 3BD

GROUND FLOOR





Whilst every attempt has been made to ensure the accuracy of the floorplan 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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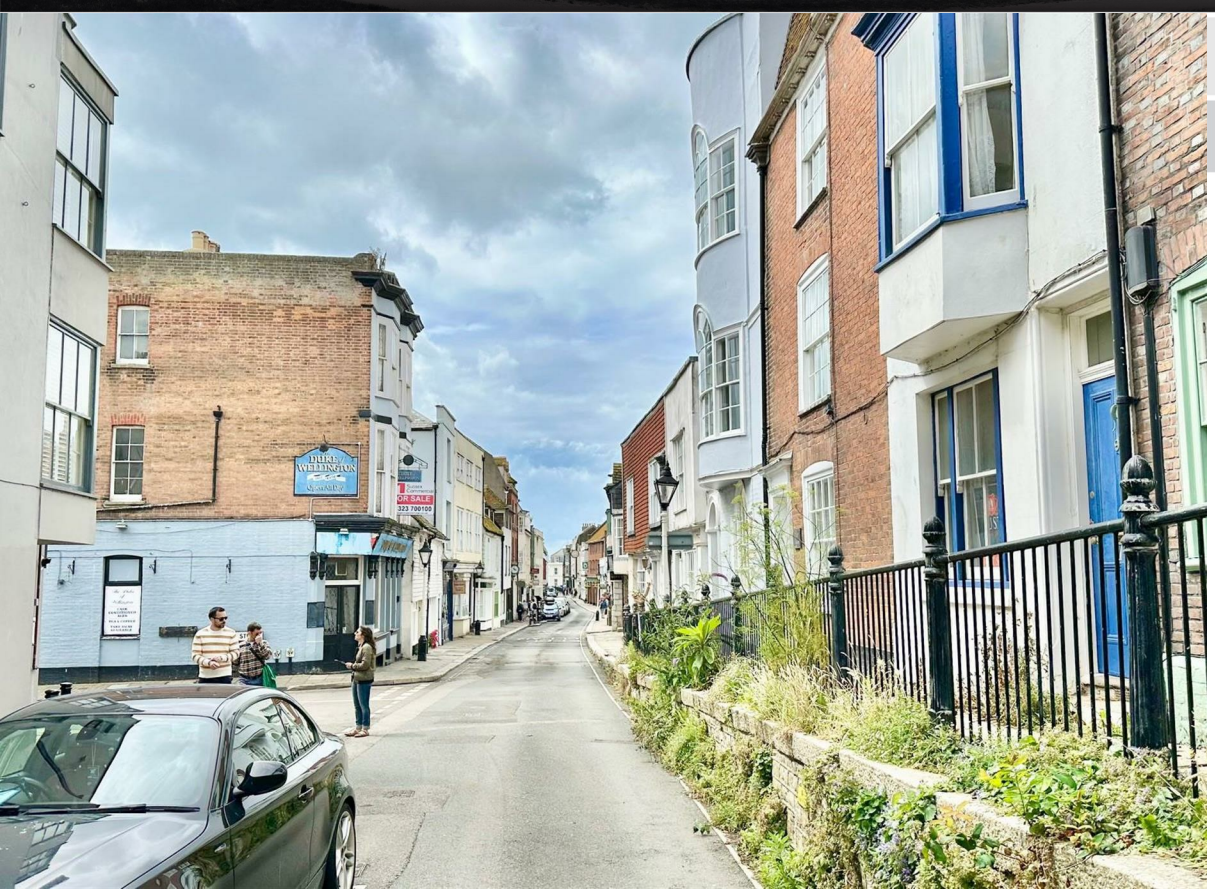
Leasehold

£199,950



2 Bedrooms | 1 Receptions | 1 Bathrooms | 570.49 sq ft

PROPERTY DETAILS

Tucked away just off the High Street in the heart of Hastings' historic Old Town, this chain-free, two-bedroom, ground-floor apartment offers an ideal blend of convenience and practicality. Within walking distance of an excellent range of independent shops, cafés, the Hastings Contemporary Gallery, the iconic fishing huts and the seafront, this is a fantastic opportunity to enjoy one of the most sought-after locations in the area.

The property is accessed via a private front door leading into a welcoming hallway with two generous storage cupboards. The accommodation includes two bedrooms, a recently updated shower room/WC, a well-equipped kitchen/breakfast room and a spacious lounge/dining room measuring over five metres in length — perfect for entertaining.

Further benefits include a private courtyard, allocated off-road parking — a rare and valuable asset in the Old Town — and UPVC double glazing with electric heating throughout.

The property is offered with the remainder of a 999-year lease, with current maintenance charges of approximately £2,300 per year and a ground rent of £130.

This is a wonderful opportunity to secure a peaceful, well-maintained home in a unique and highly desirable setting. Early viewing is highly recommended via the vendor's chosen agents, Just Property.

ROOM DIMENSIONS

Private Front Door

Hallway

Bedroom
12'11" x 10'0" (3.94 x 3.05)

Bedroom
8'9" x 6'9" (2.69 x 2.08)

Kitchen / Breakfast Room
9'8" x 6'9" (2.95 x 2.08)

Shower Room / WC

Lounge / Dining Room
16'9" x 10'11" (5.13 x 3.35)

Storage Cupboards x 2

Private Rear Garden

Allocated Parking Space

FEATURES

- CHAIN FREE
- Private Courtyard Garden
- Kitchen Breakfast Room
- Ground Floor Apartment
- Heart of Hastings Old Town
- Allocated Parking Space
- Walking Distance To Beach
- Balance of 999 Year Lease
- Quiet Position
- Two Bedrooms

Please note that we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and accordingly if there are any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.