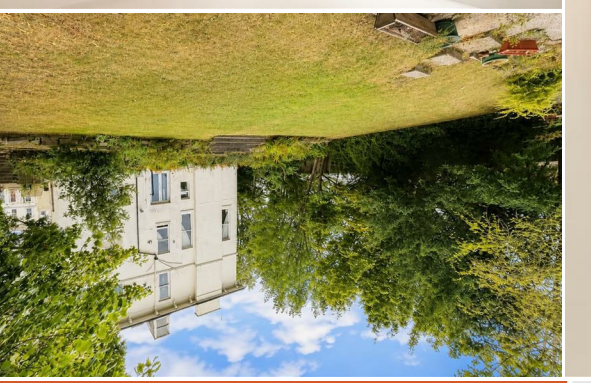








Garden Flat, 1, 1 Laton Road, Hastings, TN34 2ET

2 Bedrooms | 1 Receptions | 1 Bathrooms | 925.70 sq ft

JUST PROPERTY

Leasehold - Share of Freehold

£229,950

www.justproperty.net

FLOORPLANS

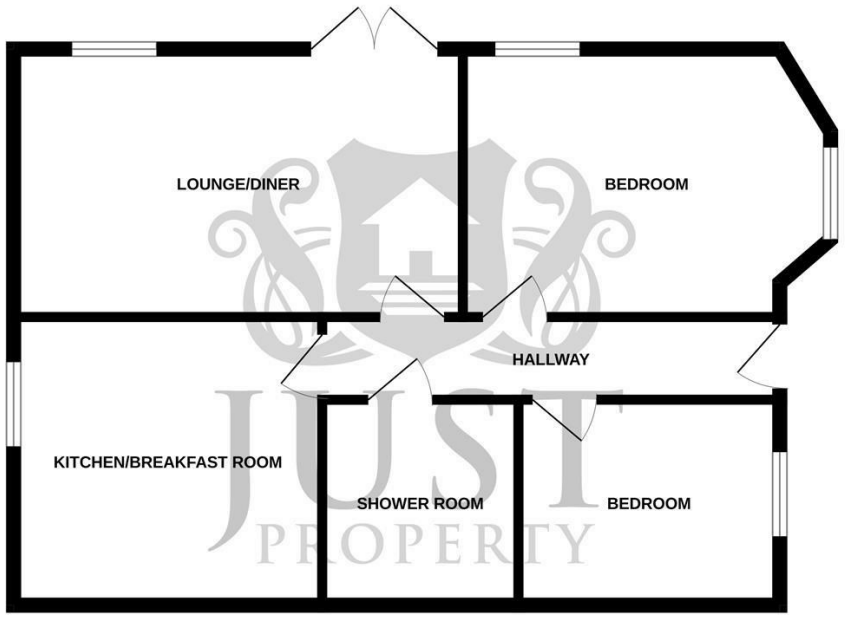
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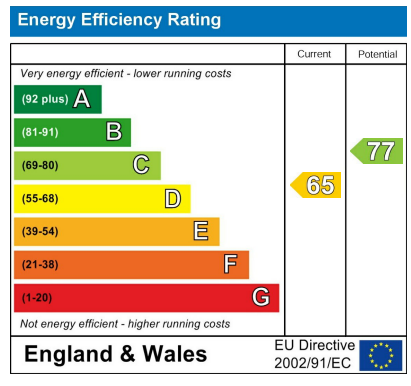






GARDEN FLOOR





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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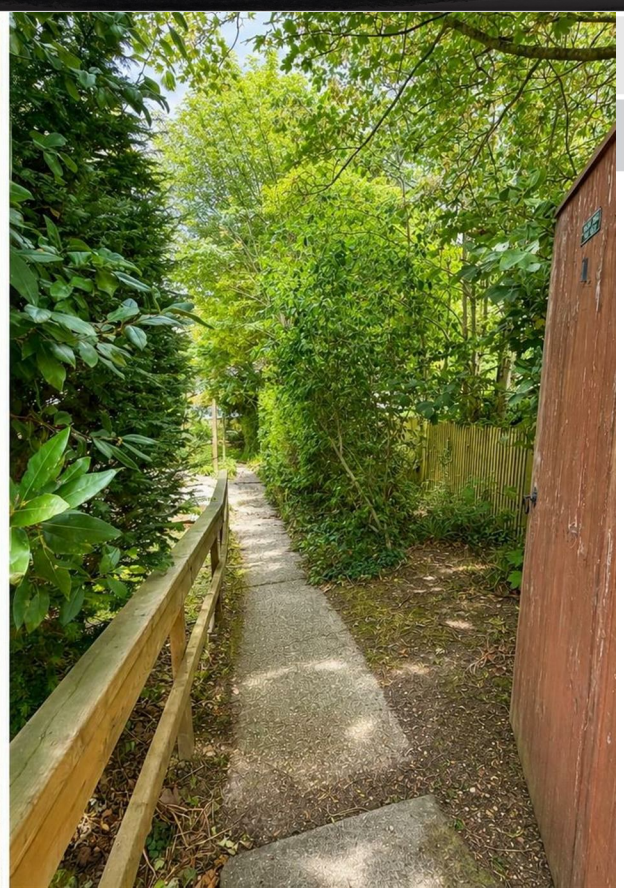
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Leasehold - Share of Freehold

£229,950











2 Bedrooms | 1 Receptions | 1 Bathrooms | 925.70 sq ft

PROPERTY DETAILS

Just Property are delighted to bring to the market this beautifully presented two bedroom converted ground floor flat, enjoying its own private entrance and a private patio garden. Situated in the highly sought-after Blacklands area of Hastings, the property is ideally positioned within walking distance of the picturesque Alexandra Park, well-regarded local schools and excellent bus routes providing easy access to Hastings town centre, the seafront and mainline railway station.

The accommodation is well presented throughout and benefits from gas fired central heating. Accessed via its own private front door, the property offers a welcoming entrance hall, a bright and spacious lounge/dining room, a modern kitchen/breakfast room, two generous double bedrooms and a contemporary shower room.

Outside, the private patio provides the perfect space for relaxing or entertaining and opens directly onto a large communal lawned garden, creating a wonderful feeling of additional outdoor space. To the front of the building there is residents' parking available on a first come, first served basis, shared between the six flats. There is a share of freehold and the balance of the 999 year lease.

An excellent first-time purchase, investment or home for those looking to downsize, this attractive apartment combines generous accommodation, private outside space and a highly convenient location.

Viewing is considered essential to fully appreciate everything this fantastic property has to offer.

ROOM DIMENSIONS

Private Garden Gate

Front Door

Entrance Hallway

Bedroom
16'4" x 12'4" (5.00 x 3.76)

Bedroom
12'0" x 9'3" (3.68 x 2.84)

Shower Room / WC

Kitchen / Breakfast Room
12'0" x 11'6" (3.68 x 3.53)

Lounge / Dining Room
18'2" x 12'0" (5.56 x 3.66)

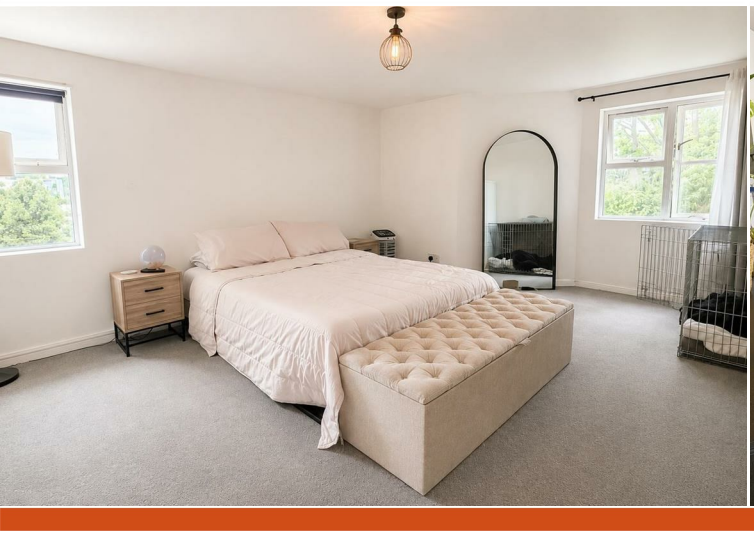
Communal Parking

Private Area of Rear Garden

Communal Gardens

FEATURES

- CHAIN FREE
- Share of Freehold
- Two Double Bedrooms
- Private Entrance
- Private Area of Garden
- Fitted Kitchen & Breakfast Room
- Close To Town and Alexandra Park
- Residents Parking (not allocated)
- Gas Central Heating
- French Doors To Garden







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.