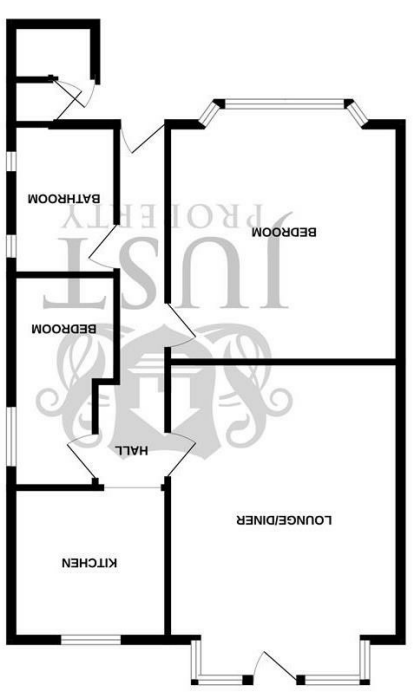


Measurements have been taken to ensure the accuracy of the floor plan and are given as a guide only. The company does not accept any liability for errors or omissions. The company does not warrant the accuracy of the floor plan and is not responsible for any loss or damage arising from its use. The company does not warrant the accuracy of the floor plan and is not responsible for any loss or damage arising from its use.

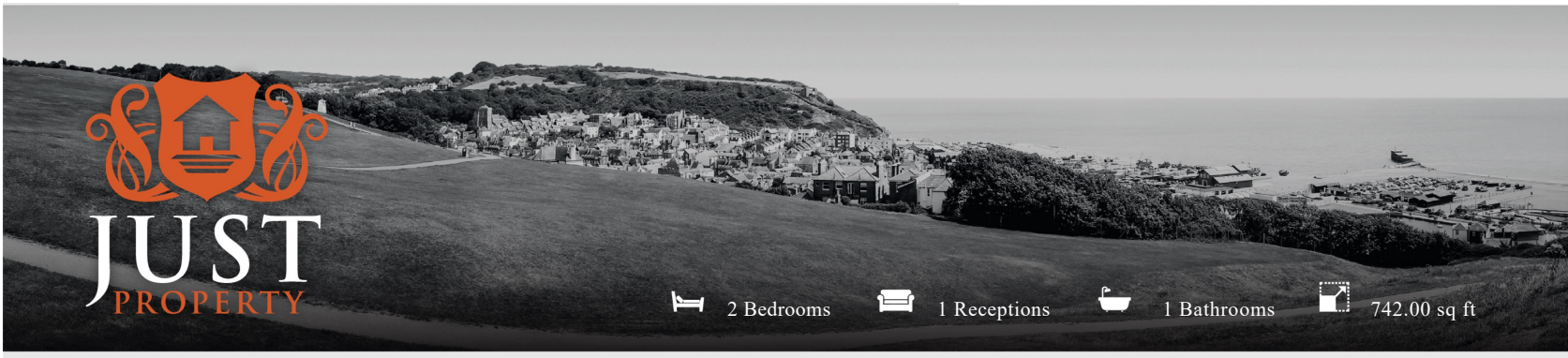
England & Wales	
EU Directive 2002/91/EC	
Current	Potential
Very energy efficient - lower running costs	Very energy efficient - lower running costs
A (92 plus)	A (92 plus)
B (81-91)	B (81-91)
C (69-80)	C (69-80)
D (55-68)	D (55-68)
E (39-54)	E (39-54)
F (21-38)	F (21-38)
G (1-20)	G (1-20)
Not energy efficient - higher running costs	Not energy efficient - higher running costs
65	74



# FLOORPLANS

40A Nelson Road, Hastings, TN34 3RZ

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



2 Bedrooms | 1 Receptions | 1 Bathrooms | 742.00 sq ft

Leasehold

# £225,000

40A Nelson Road, Hastings, TN34 3RZ





2 Bedrooms   1 Receptions   1 Bathrooms   742.00 sq ft

## PROPERTY DETAILS

A beautifully presented two-bedroom garden apartment, forming part of an attractive Victorian building and enjoying its own private entrance, a private south-westerly facing garden and a quiet residential position. Ideally located close to local bus routes, Hastings Town Centre with its comprehensive shopping and leisure facilities, the mainline railway station and the seafront.

The accommodation comprises an entrance hall with a cleverly designed hallway storage cupboard, a spacious 19'5" x 13'6" living/dining room featuring stripped pine original floorboards, ornate ceiling detailing, a feature fireplace and a door leading onto a covered terrace. Beyond is a further seating area with steps descending to the delightful tiered rear garden, arranged over three levels and beautifully planted to create a wonderful outdoor retreat with side access.

There is also a stylish fitted Howdens kitchen with white gloss units, solid oak worktops and integrated appliances including a self-cleaning electric oven, gas hob and dishwasher, together with additional appliance space. The property further benefits from two bedrooms, one with a raised hand built bed with underneath storage and a family bathroom fitted with a white suite.

Additional features include gas-fired central heating, part double glazing, side access, two secure external storage cupboards and a glimpse of the sea.

We are advised that the property is being sold with the remainder of a 109-year lease, with maintenance costs shared on an as-and-when basis.

Viewing is highly recommended by sole agents, Just Property.



## ROOM DIMENSIONS

Private Front Door

Entrance Hallway

Storage

Bedroom  
16'6" x 11'10" (5.05 x 3.63)

Bedroom  
12'2" x 5'6" (3.73 x 1.70)

Kitchen  
12'2" x 8'11" (3.73 x 2.72)

Living Room / Dining Room  
19'5" x 13'5" (5.92 x 4.11)

Bathroom

Private Rear Garden

Terraces

Side Access

Storage Cupboards x 2 in Front

Front Garden

## FEATURES

- CHAIN FREE
- Two Bedrooms
- Private Front and Rear Gardens
- Gorgeous Interiors
- Beautiful Covered Terrace
- Sea Glimpse
- Fitted Kitchen
- Useful x 2 Outside Storage Cupboards
- 109 Years on Lease

