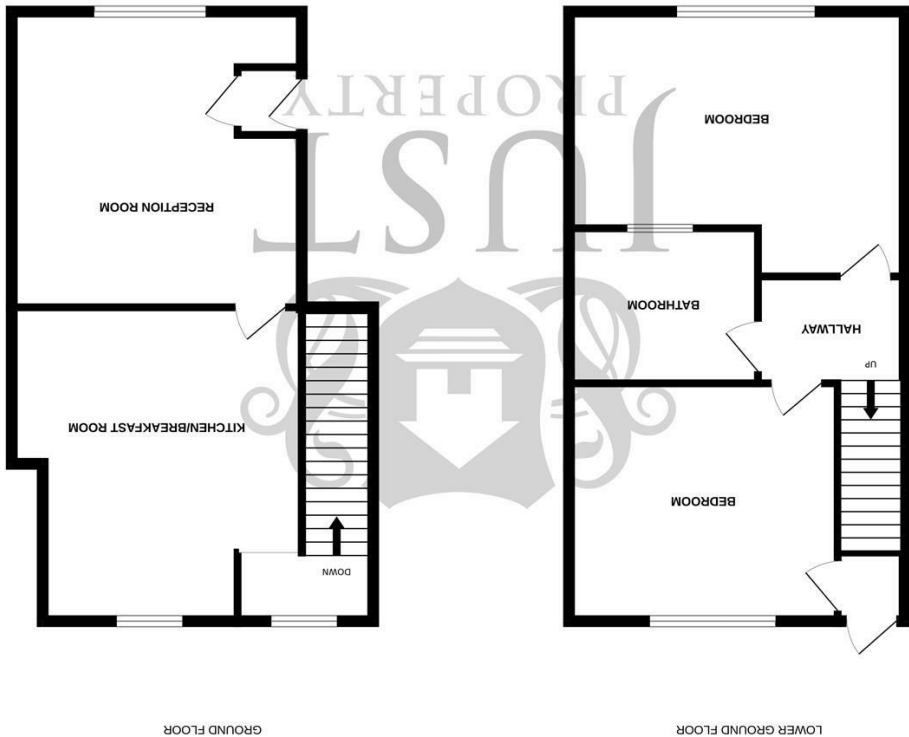




While every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of rooms, wall spaces and other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown here and been tested and no guarantee as to their operability or efficiency can be given.

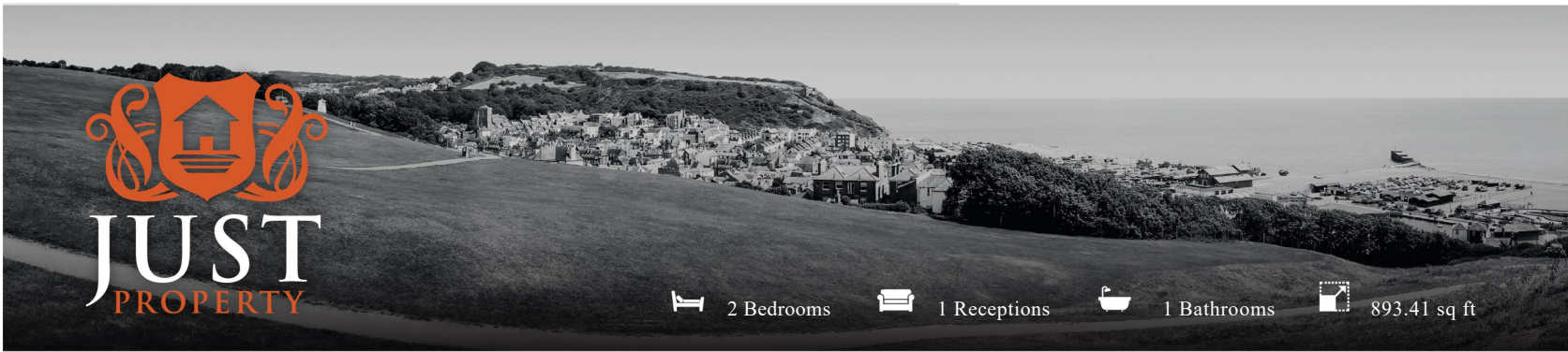
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Flat 1, 10 Wellington Square, Hastings, TN34 1PB

## FLOORPLANS

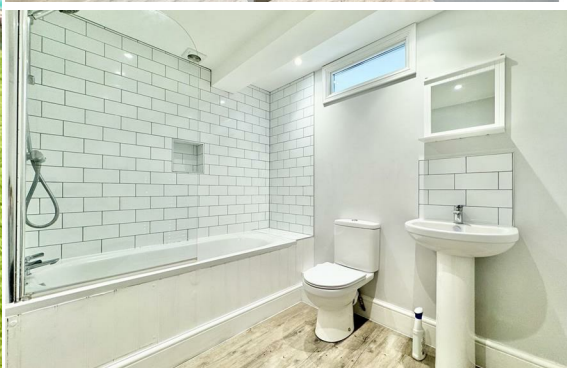


2 Bedrooms 1 Receptions 1 Bathrooms 893.41 sq ft

Flat 1, 10 Wellington Square, Hastings, TN34 1PB

Leasehold

£239,950







Leasehold

£239,950



## ROOM DIMENSIONS

Communal Entrance

Front Door

Inner Vestible

Reception room  
15'3" x 11'1" (4.67m x 3.38m)

Kitchen/Diner  
13'3" x 12'0" (4.06m x 3.68m)

Stairs Down To Hallway

Bedroom  
11'1" x 8'11" (3.38m x 2.72m)

Bathroom  
7'8" x 6'5" (2.34m x 1.96m)

Bedroom  
14'4" x 14'2" (4.39m x 4.34m)

Private Rear Access

Rear Courtyard

Parking Space

Bicycle Storage

## PROPERTY DETAILS

\*\*\*CHAIN FREE\*\*\*

Just Property are delighted to bring to the market this spacious and beautifully refurbished two-bedroom maisonette, located in the prestigious and sought-after Wellington Square.

Perfectly positioned in the heart of the town, the property is within easy walking distance of an excellent range of shopping, dining and leisure facilities, the seafront, the historic Old Town, and the mainline railway station.

Set over two floors and finished to an exceptionally high standard throughout, this elegant home seamlessly blends period charm with modern convenience. The entrance level boasts a generously sized reception room (15'4 x 11'1), ideal for entertaining or relaxing, along with a sleek and contemporary open-plan kitchen/diner, thoughtfully designed to maximise both style and functionality.

On the lower ground floor, you will find two spacious double bedrooms, both offering plenty of natural light and storage options. A modern and stylish bathroom completes the accommodation.

The property further benefits from off-road parking, a rare and valuable asset in this central location. To the rear, a small private courtyard provides a quiet outdoor space, with its own private entrance for added convenience. Residents also enjoy access to a secure bike shed, ideal for storing one or two bicycles.

Viewings are strictly by appointment through Just Property, the vendor's chosen sole agents.

An outstanding opportunity to acquire a stylish home in a prime central location – early viewing is strongly advised.

## FEATURES

- CHAIN FREE
- Off-Road Parking
- Meticulously Renovated
- Generous Accommodation
- Two Double Bedrooms
- Excellent Location
- Private Entrance To The Rear
- Maintenance Charge £1700 Per Annum
- Balance of 999 Year Lease
- Conservation Area



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.