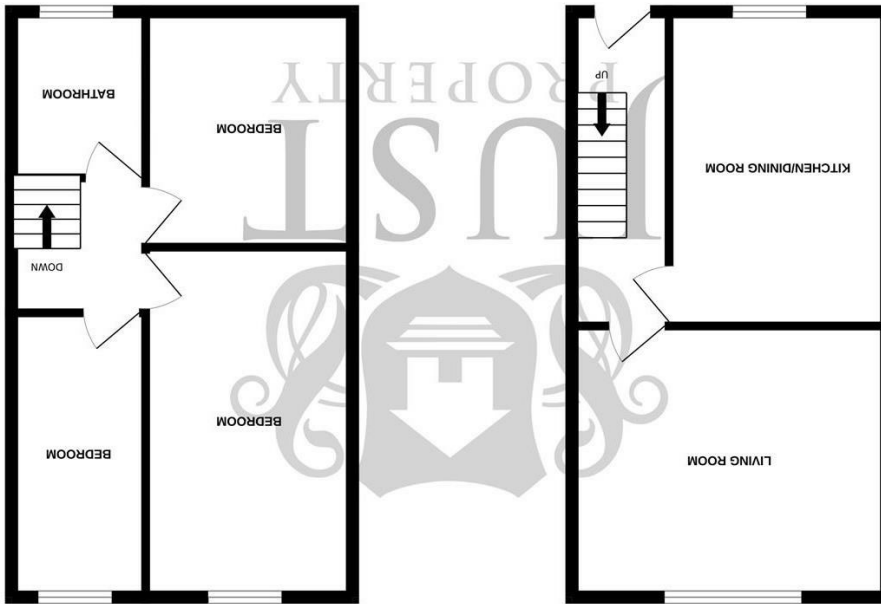


While every attempt has been made to ensure the accuracy of the English contained here, measurements of windows, doors and appliances shown are not intended to be used as such by any prospective purchaser. The services, fixtures and appliances shown are not intended to be used as such by any prospective purchaser. The services, fixtures and appliances shown are not intended to be used as such by any prospective purchaser. The services, fixtures and appliances shown are not intended to be used as such by any prospective purchaser.

England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	(92 plus) A
	(81-91) B
	(69-80) C
	(55-68) D
	(39-54) E
	(21-38) F
Not energy efficient - higher running costs	(1-20) G
Current	79
Potential	79



FIRST FLOOR

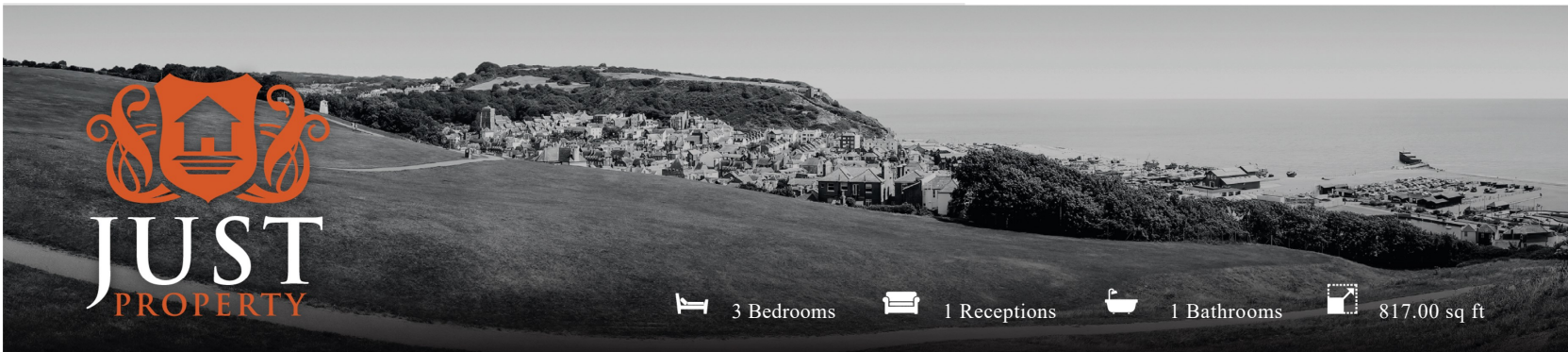
HALL FLOOR



FLOORPLANS

Flat 12 Hastings Wall East Street, Old Town, Hastings, TN34 3AP

www.justproperty.net



3 Bedrooms | 1 Receptions | 1 Bathrooms | 817.00 sq ft

Leasehold

£229,950

Flat 12 Hastings Wall East Street, Old Town, Hastings, TN34 3AP





Leasehold

£229,950

3 Bedrooms 1 Receptions 1 Bathrooms 817.00 sq ft

PROPERTY DETAILS

CHAIN FREE

An extremely spacious and superbly positioned three bedroom maisonette set in the very heart of the historic Old Town of Hastings.

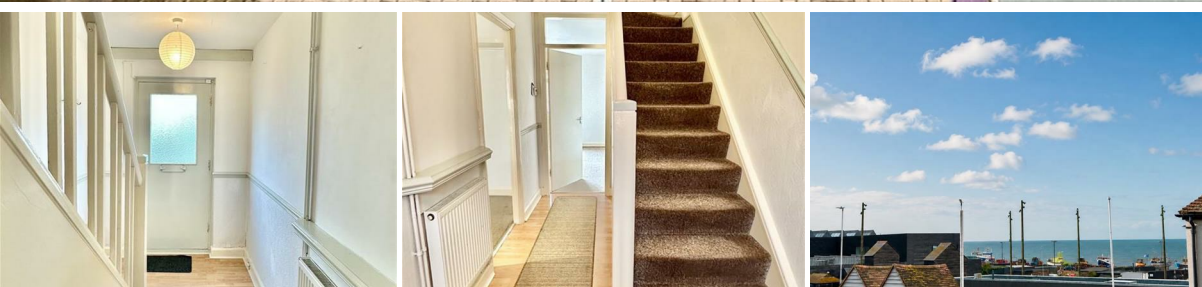
Located literally a stone's throw from the beach, fishing huts and the renowned Hastings Contemporary, the property is also within easy walking distance of the Old Town's excellent selection of independent cafés, restaurants, boutiques and public houses.

The accommodation is arranged over the upper floors of this small development and offers generous proportions throughout. The first floor provides a spacious entrance hallway with useful understairs storage, a fitted kitchen/dining room and a separate family lounge. To the upper floor there are two well proportioned double bedrooms, a further third bedroom and a family bathroom.

Further benefits include UPVC double glazing, gas fired central heating, a communal rear garden and fantastic views towards the East Hill, the fishing huts and across the English Channel.

There are currently approximately 84 years remaining on the lease, with the vendor currently instigating a potential lease extension. Maintenance charges are approximately £83 per month with an annual ground rent of £10.

Offered to the market chain free, viewing is highly recommended through Just Property.



ROOM DIMENSIONS

Communal Entrance

Front Door

Entrance Hallway

Kitchen / Dining Room
14'2" x 9'6" (4.32 x 2.92)

Living Room
14'0" x 12'2" (4.27 x 3.71)

Stairs Up To Landing

Bedroom
15'7" x 9'1" (4.77 x 2.79)

Bedroom
10'11" x 9'6" (3.35 x 2.92)

Bedroom
12'9" x 6'0" (3.89 x 1.83)

Bathroom

Communal Rear Gardens

FEATURES

- CHAIN FREE
- Three Bedrooms
- Fitted Kitchen
- Gas Central Heating
- First Floor Maisonette
- Double Glazing
- Heart of Hastings Old Town Location
- Spacious Accomodation
- Walking Distance From Beach

