







Ground Floor Flat 1, 49 St James's Road, Hastings, TN34 3LH

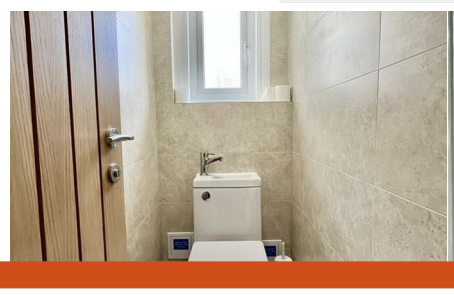
JUST PROPERTY

2 Bedrooms | 1 Receptions | 1 Bathrooms | 538.20 sq ft

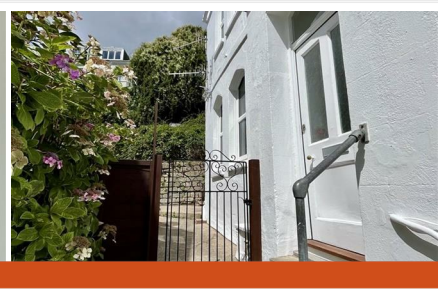
Leasehold - Share of Freehold

£215,000

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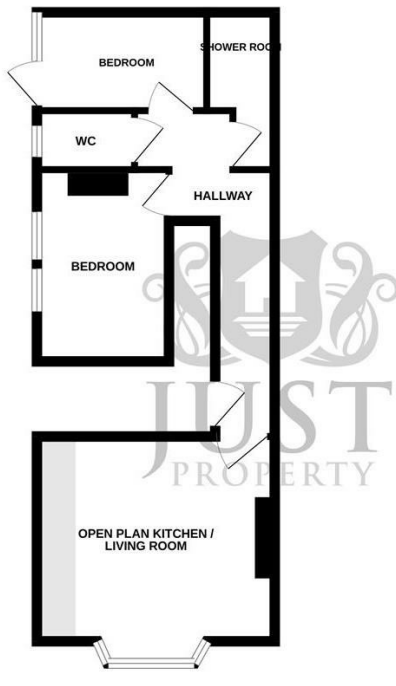


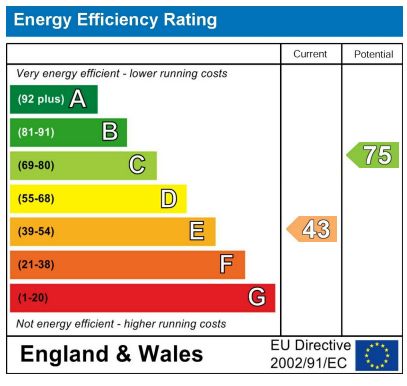


FLOORPLANS

Ground Floor Flat 1, 49 St James's Road, Hastings, TN34 3LH

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 - Share of Freehold

£215,000









2 Bedrooms | 1 Receptions | 1 Bathrooms | 538.20 sq ft

PROPERTY DETAILS

BUYER LEGAL FEE'S INCENTIVE AVAILABLE

A superbly renovated and exceptionally spacious one/two-bedroom ground floor apartment, forming the largest of three apartments within this attractive building and benefiting from a 999-year lease, share of freehold and private outside space.

Having undergone a comprehensive programme of refurbishment, the property offers stylish turnkey accommodation finished to an excellent standard throughout. Improvements include upgraded electrics with additional power sockets, new radiators and hot water system, new flooring throughout, full redecoration and new internal doors. Further upgrades include new smoke alarms within the flats, a new communal lighting system and new phone entry system.

The heart of the home is the impressive bay-fronted open-plan kitchen and living space, featuring a brand-new contemporary kitchen complete with washing machine and full-size fridge/freezer. The large bay window floods the room with natural light, creating a bright and welcoming space.

There is a generous double bedroom, stylish new shower room with a large walk-in shower and separate WC. An additional study/small reception/second bedroom, provides valuable flexibility for home working, hobbies or occasional guest use.

Externally, the apartment enjoys its own private courtyard garden, a fantastic and rarely available benefit for apartment living.

Ideally positioned on the popular St James Road, the property is within walking distance of Alexandra Park, Hastings town centre, mainline railway station, seafront and a fantastic selection of shops, cafés and restaurants.

ROOM DIMENSIONS

Communal Front Door

Door to Ground Floor Flat

Entrance Hall

Open Plan Bay front Kitchen Living Room
15'5" x 15'2" (4.72 x 4.63)

Double Bedroom
11'0" x 9'10" (3.37 x 3.00)

Shower Room
9'3" x 3'5" (2.82 x 1.06)

Separate W.C

Bedroom / Study/ Reception Room
8'3" x 6'0" (2.53 x 1.84)

Private Rear Courtyard Garden

FEATURES

- BUYER LEGAL FEE'S INCENTIVE AVAILABLE
- Largest of three apartments within the building
- Turnkey condition throughout
- Bay-fronted open-plan kitchen/living space
- Generous double bedroom
- Modern Shower Room & Separate WC
- Beautifully renovated ground floor apartment
- Additional study space/small second reception room
- Private courtyard garden
- 999-year lease & Share of freehold







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.