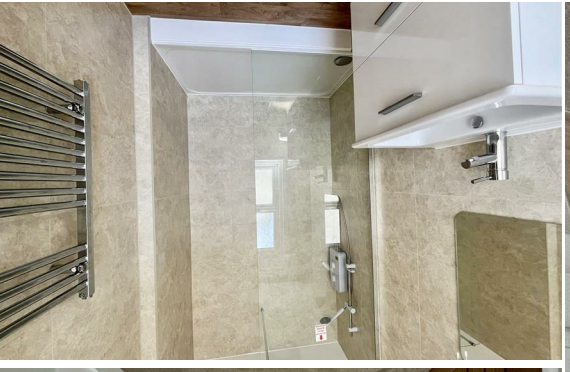
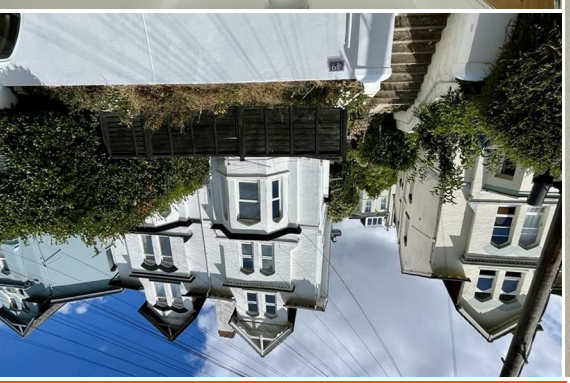




JUST PROPERTY

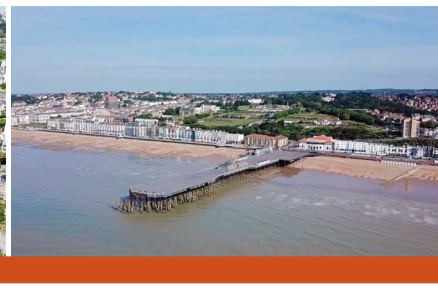
1 Bedrooms | 1 Receptions | 1 Bathrooms | 355.21 sq ft

First Floor Flat 2, 49 St James's Road, Hastings, TN34 3LH

Leasehold - Share of Freehold

£200,000

www.justproperty.net

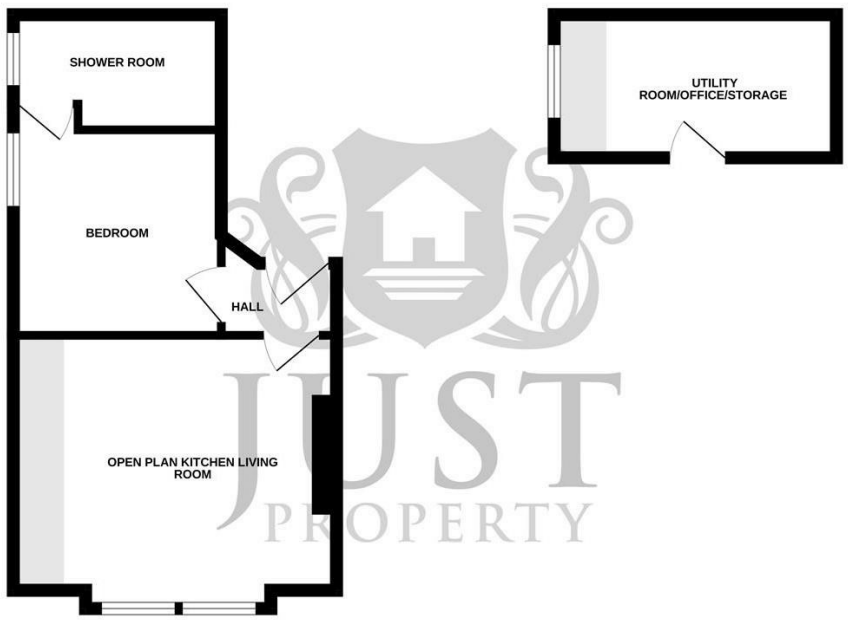


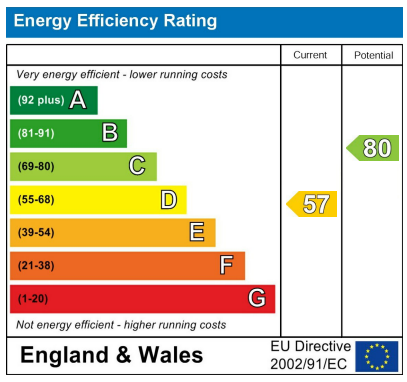
FLOORPLANS

First Floor Flat 2, 49 St James's Road, Hastings, TN34 3LH

GROUND FLOOR

ADDITIONAL ROOM





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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JUST PROPERTY

Leasehold - Share of Freehold

£200,000

1 Bedrooms | 1 Receptions | 1 Bathrooms | 355.21 sq ft

PROPERTY DETAILS

A beautifully presented and deceptively spacious one-bedroom first floor apartment, benefiting from a 999-year lease, share of freehold and the rare addition of a private utility/study room.

Having undergone a comprehensive programme of refurbishment, the property offers stylish turnkey accommodation finished to an excellent standard. 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 bright open-plan kitchen and living space has been designed with modern living in mind, featuring a brand-new contemporary kitchen complete with washing machine and full-size fridge/freezer, flowing seamlessly into the welcoming living area.

The generous double bedroom is complemented by a stylish new en-suite shower room featuring a large walk-in shower.

A particular advantage is the separate private utility/study room, located at the end of the communal hallway and exclusively for the use of this apartment. This versatile space is ideal as a home office, utility area, hobby room or additional storage.

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

ROOM DIMENSIONS

Front Door

Stairs Leading to First Floor

Flat Door

Hall

Open Plan Kitchen Living Room
15'5" x 12'7" (4.70 x 3.85)

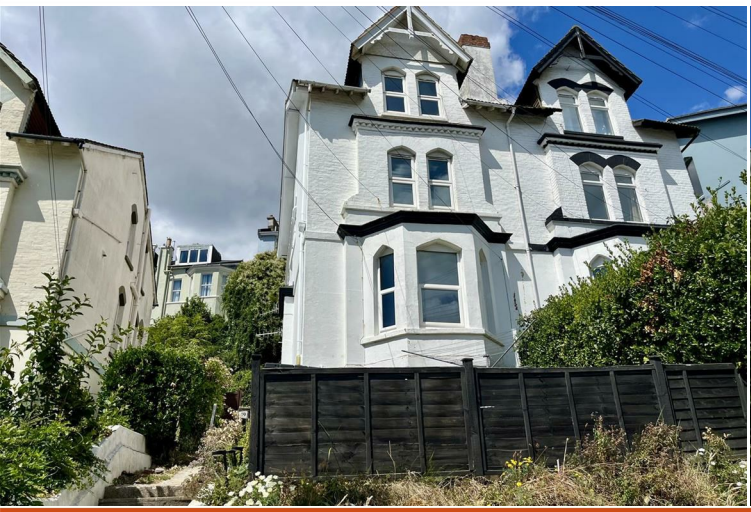
Bedroom
9'7" x 9'6" (2.93 x 2.90)

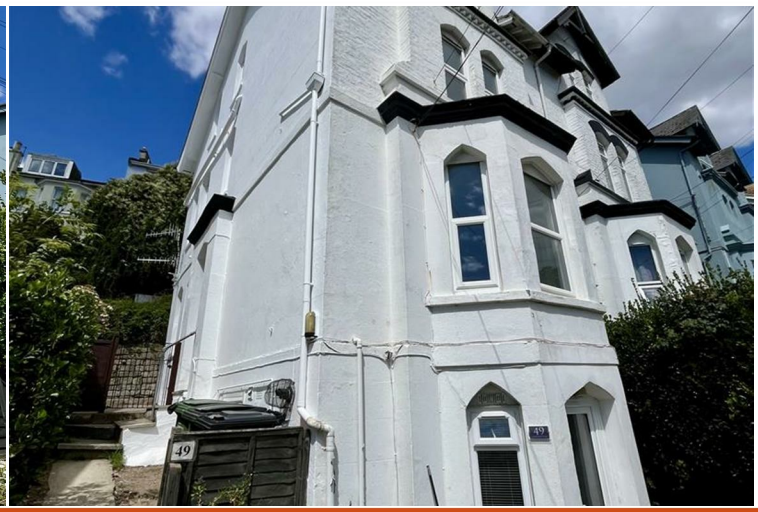
Shower Room
9'10" x 4'10" (3.00 x 1.48)

Utility Room/Office/Storage
12'5" x 6'0" (3.80 x 1.84)

FEATURES

- Beautifully renovated one-bedroom first floor apartment
- Turnkey condition throughout
- Bright open-plan kitchen/living space
- Contemporary fitted kitchen
- Generous double bedroom
- Modern en-suite shower room
- Private utility/Storage room for the sole use of the apartment
- 999-year lease & Share of freehold
- Walking distance to Alexandra Park, Hastings town centre, mainline railway station and the seafront





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