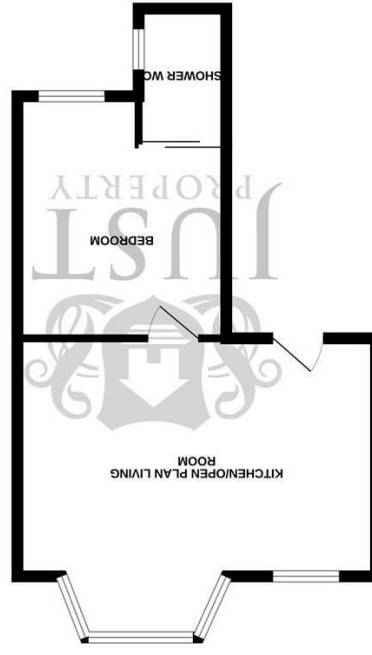


England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (92 plus)
	B (81-91)
	C (69-80)
	D (55-68)
	E (39-54)
	F (21-38)
Not energy efficient - higher running costs	G (1-20)
Current	66
Potential	78

Measurements have been taken to ensure the accuracy of the floorplan and are given as a guide only. The company therefore gives notice that none of the material issues or visual depictions of any kind made on behalf of the company can be relied upon as accurately describing any of the specified matters prescribed by any order made under the Property Misdescriptions Act 1991. Nor do they constitute a contract, part of a contract or a warranty. You should obtain clarification on any matters or information that are important to you.



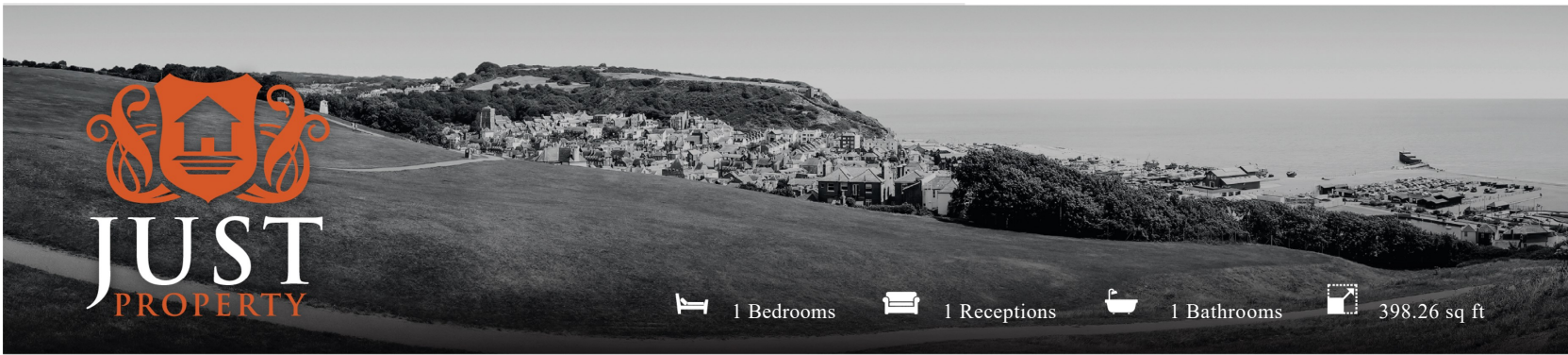
FIRST FLOOR



# FLOORPLANS

Flat 3, 12 Wellington Road, Hastings, TN34 3RN

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



1 Bedrooms    1 Receptions    1 Bathrooms    398.26 sq ft

Flat 3, 12 Wellington Road, Hastings, TN34 3RN

Leasehold

# £109,950





1 Bedrooms 1 Receptions 1 Bathrooms 398.26 sq ft

## PROPERTY DETAILS

### CHAIN FREE

A vacant and chain-free one-bedroom apartment, ideally positioned in the heart of Hastings, enjoying stunning views across Hastings, Alexandra Park and towards the town. The property is within walking distance of the West Hill, Hastings Old Town and Hastings town centre, leading down to the beach and seafront.

Situated on the first floor, the accommodation offers an open-plan living space featuring a bay-fronted lounge and a kitchen with breakfast bar. There is also a spacious double bedroom with built-in storage, a useful vanity sink, and an en-suite shower room/WC. The property has recently been redecorated throughout and benefits from brand-new carpets.

The lease will be extended to 153 years, ground rent is £30 per annum, and the maintenance is £2107 from September to September and the property is offered chain free.

Sole agents, Just Property, are available to provide further information and arrange viewings of this spacious one-bedroom apartment.



## ROOM DIMENSIONS

Communal Front Door

Stairs Up To

Front Door

Open Plan Lounge and Kitchen Area  
17'10" x 15'0" max (5.45 x 4.59 max)

Bedroom  
11'11" x 10'2" (3.64 x 3.10)

Shower Room & WC

## FEATURES

- CHAIN FREE
- One Bedroom
- First Floor Apartment
- Lovely Views
- Gas Central Heating
- Bay Window Sitting Room
- Lease To Be Extended to 154 Years
- Walking Distance To West Hill and Town

