







Ground Floor Flat, 61 Lower Park Road,, Hastings, TN34 2LD

2 Bedrooms | 1 Receptions | 1 Bathrooms | 1022.57 sq ft

JUST PROPERTY

£325,000

Leasehold - Share of Freehold

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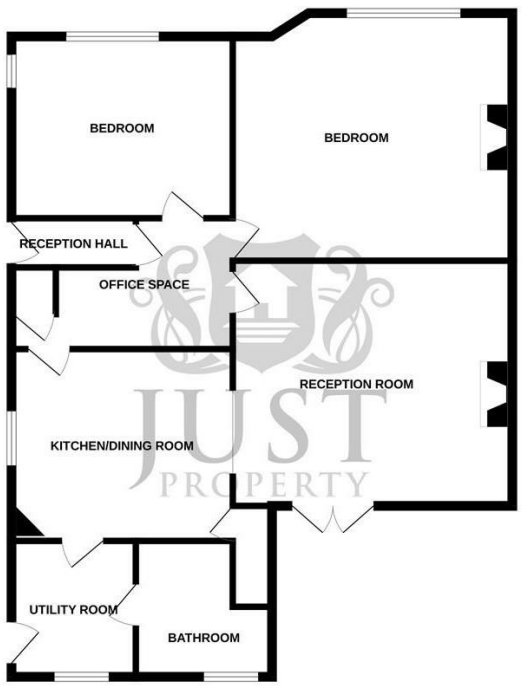


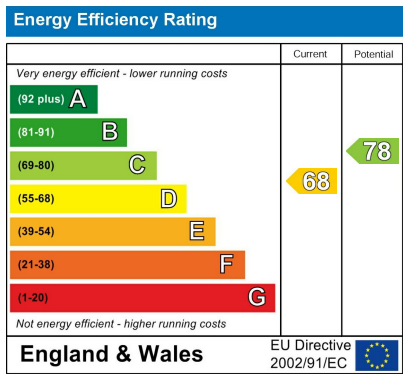


FLOORPLANS

Ground Floor Flat, 61 Lower Park Road,, Hastings, TN34 2LD

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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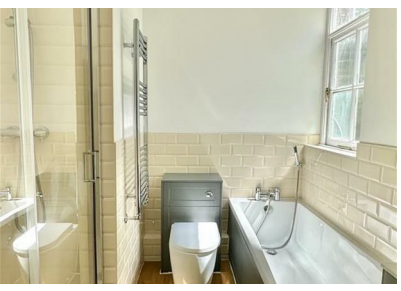
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PROPERTY DETAILS

CHAIN FREE

Positioned directly opposite the beautiful Alexandra Park, with its acres of open green space, lakes, reservoir and popular cafés, this spacious and beautifully presented two bedroom ground floor apartment is offered to the market chain free.

Ideally situated, the property is within walking distance of the railway station, town centre and seafront, making it perfectly suited for those seeking convenience alongside a peaceful setting.

Recently refurbished, the apartment forms part of an attractive semi-detached period property which has been divided into two apartments. Accessed via its own private entrance, the accommodation includes a welcoming entrance hallway with potential office or study space, a generous living room featuring an attractive fireplace and French doors leading out to the rear courtyard garden. The living space also flows through to a stylish fitted kitchen/dining room, ideal for entertaining.

To the rear of the property is a useful boiler cupboard with plumbing for a washing machine, an additional utility room and a spacious family bathroom with both bath and separate shower. There are two well-proportioned double bedrooms, while the apartment retains a wealth of character features throughout.

Externally, the property benefits from both a front garden and a private rear courtyard garden.

Further advantages include the remainder of a 999-year lease, with maintenance arranged on an as-and-when basis with the upstairs apartment.

To fully appreciate this exceptionally well-presented two bedroom garden apartment, viewing is highly recommended by the vendor's sole agents, Just Property.

ROOM DIMENSIONS

Front Door

Reception Halll

Office Area

Storage

Bedroom
16'11" x 12'11" (5.18 x 3.95)

Bedroom
13'2" x 10'11" (4.02 x 3.34)

Reception Room
16'11" x 14'10" (5.18 x 4.53)

Kitchen / Dining Room
13'4" x 11'6" (4.07 x 3.52)

Boiler Room / Utility Space

Utility Room
8'2" x7'6" (2.51 x2.30)

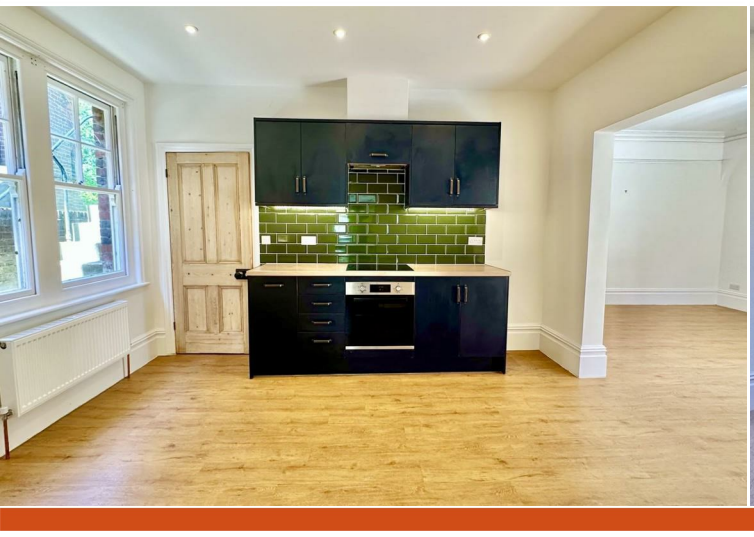
Bath / Shower Room

Front Garden

Rear Courtyard Garden

FEATURES

- CHAIN FREE
- Gorgeous Ground Floor Garden Apartment
- Two Double Bedrooms
- Front Garden and Rear Courtyard
- Recently Refurbished
- Bath and Shower Room
- Walking Distance To Station
- Directly Opposite Alexandra Parking
- Office and Utility Space
- Balance of 999 Year Lease







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.