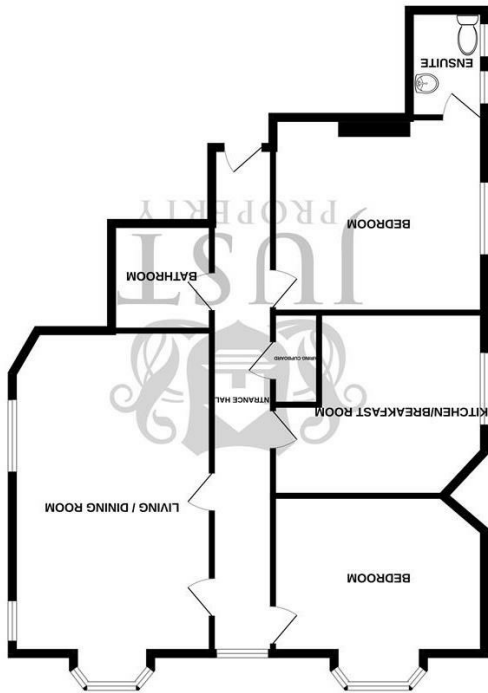


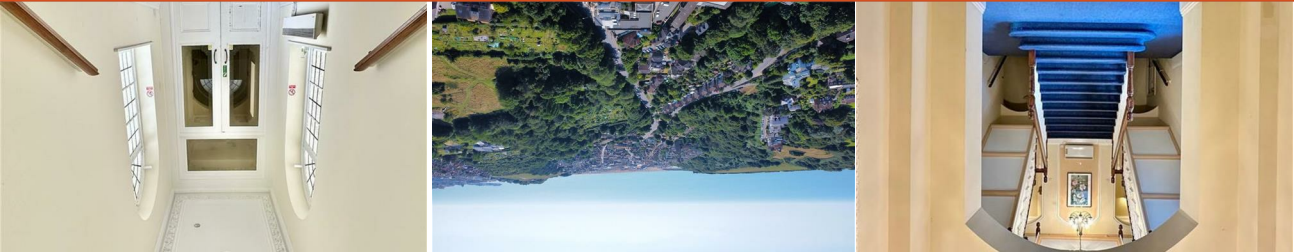


| England & Wales                             |           |         |
|---------------------------------------------|-----------|---------|
| EU Directive 2002/91/EC                     |           |         |
| Energy Efficiency Rating                    | Potential | Current |
|                   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

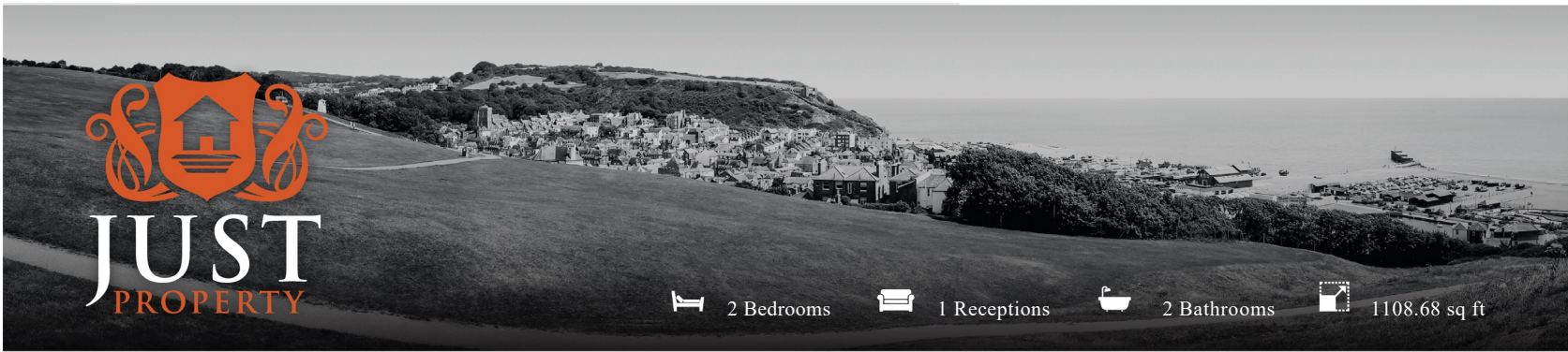
Energy ratings have been made to ensure the accuracy of the England standard data measurements of dwellings. However, ratings are not a guarantee of energy efficiency. The company therefore gives notice that none of the material issued or visual depictions of any kind made on behalf of the company can 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.



SECOND FLOOR



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



2 Bedrooms 1 Receptions 2 Bathrooms 1108.68 sq ft

Flat 8 Marianne House, Old London Road, Hastings, TN35 5PQ

Leasehold - Share of Freehold

£250,000





Leasehold - Share of Freehold

£250,000



## ROOM DIMENSIONS

Communal Entrance

Front Door

Reception Hallway  
31'5" x 3'11" (9.59 x 1.20)

Fitted Kitchen / Breakfast Room  
13'6" x 11'10" (4.14 x 3.63)

Family Lounge  
21'9" x 13'10" (6.63 x 4.23)

Bedroom  
13'8" x 10'9" (4.17 x 3.28)

En Suite Shower Room

Bedroom  
13'6" x 10'4" (4.14 x 3.15)

Family Bathroom

Residents Lift

Gated Entrance with Allocated Parking Space

Communal Gardens

Visitor Parking

## PROPERTY DETAILS

CHAIN FREE

Just Property are delighted to bring to market this bright and spacious two double bedroom apartment, set within a highly sought-after and tucked-away location. Conveniently positioned close to local schools, excellent transport links, and the historic Hastings Old Town, this home enjoys an abundance of natural light and far-reaching sea views, making it an opportunity not to be missed. Viewing is highly recommended via the vendor's sole agents, Just Property.

Arranged over one level on the first floor, the accommodation offers generously proportioned rooms throughout. There are two double bedrooms, with the principal benefiting from an en-suite shower room and WC. The apartment also features a large fitted kitchen with ample storage and workspace, a modern family bathroom, and a beautiful lounge enhanced by a bay window framing the stunning outlook. The lounge measures in excess of 10sq m.

This attractive property forms part of a period Grade II listed building and enjoys the use of communal gardens as well as an off-road parking space. Being set back from the road, the home also offers an excellent sense of privacy.

The owners have advised us that the lease has approximately 100 years remaining, with a maintenance charge of £1,617 payable every six months.

For more information or to arrange a viewing, please contact Just Property.

## FEATURES

- Stunning First Floor Apartment
- CHAIN FREE
- Share of the Freehold
- Walking Distance To Hastings Old Town
- Allocated Parking Space
- Communal Gardens
- Principle Bedroom with En Suite
- Great Views Over East Hill and towards Seafront
- Great II Listed



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.