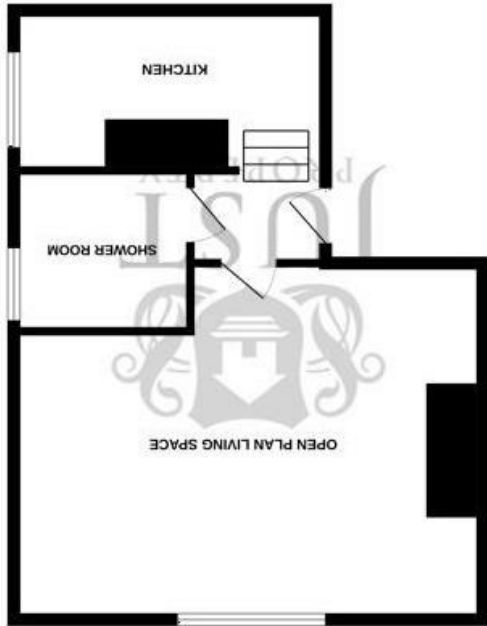




Energy Efficiency Rating		
EU Directive 2002/91/EC		
England & Wales	Not energy efficient - higher running costs	
	Very energy efficient - lower running costs	
 A (92 plus) B (81-91) C (69-80) D (55-68) E (39-54) F (21-38) G (1-20)	Current	Potential
	63	72

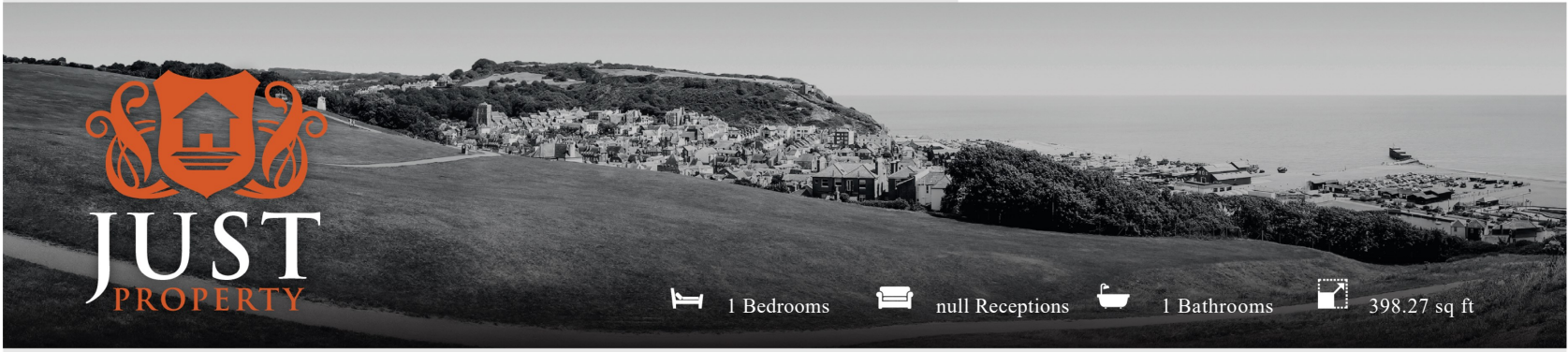
PLEASE NOTE: The above information is provided for guidance only and is not intended to constitute a contract. The company therefore gives notice that none of the material issued or visual depictions of any kind made on behalf of the company can be relied upon as accurately describing any of the specified 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.



FIRST FLOOR



www.justproperty.net



1 Bedrooms null Receptions 1 Bathrooms 398.27 sq ft

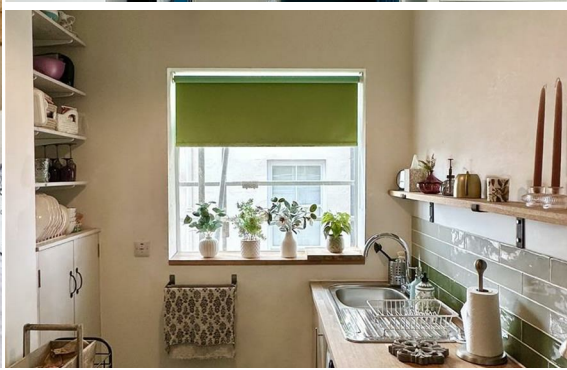
4b, Laton Road, Hastings, TN34 2ET

FLOORPLANS

4b, Laton Road, Hastings, TN34 2ET

Leasehold - Share of Freehold

£117,000



PROPERTY DETAILS

Located in the charming area of Laton Road, Hastings, this delightful studio flat offers a perfect blend of comfort and convenience. With a well-designed layout spanning 398 square feet, this conversion flat is ideal for those seeking a modern living space in a desirable location.

The property features a bright and airy living accommodation, creating a welcoming atmosphere that is perfect for relaxation or entertaining guests. The large windows allow natural light to flood the space, enhancing the overall appeal of the flat.

One of the standout features of this property is its proximity to Alexandra Park, a beautiful green space perfect for leisurely strolls or picnics. Additionally, the town centre is just a short distance away, providing easy access to a variety of shops, cafes, and local amenities.

This studio flat is an excellent opportunity for first-time buyers or investors looking to enter the Hastings property market. With its prime location and charming features, it is sure to attract interest. Do not miss the chance to make this lovely flat your new home.

To arrange access for a viewing, contact the vendors choice of sole agents, Just Property to see all there is to offer in person.

Council Tax Band - A

ROOM DIMENSIONS

Communal Parking To The Rear

Stairs Up To First Floor

Front Door

Open Plan Studio Living Space
17'4" x 12'0" (5.29 x 3.67)

Shower Room / W.C
6'3" x 5'4" (1.91 x 1.63)

Kitchen
10'11" x 7'3" (3.33 x 2.23)

FEATURES

- Studio Flat
- Communal Parking To The Rear
- Perfect First Time Buyer Property
- First Floor
- Comes With A Long Lease
- Stylish Fitted Kitchen & Bathroom
- Well Presented Throughout
- Council Tax Band - A
- Viewing Considered Essential
- Call Just Property To Arrange Access

