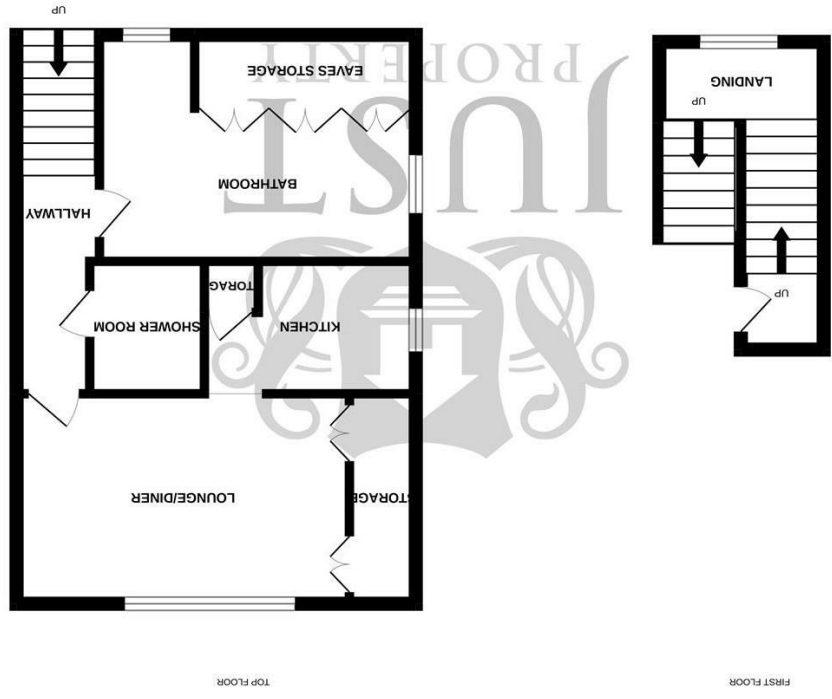


England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (92 plus)
	B (81-91)
	C (69-80)
	D (55-68)
	E (39-54)
	F (21-38)
Not energy efficient - higher running costs	G (1-20)
Current	20
Potential	65



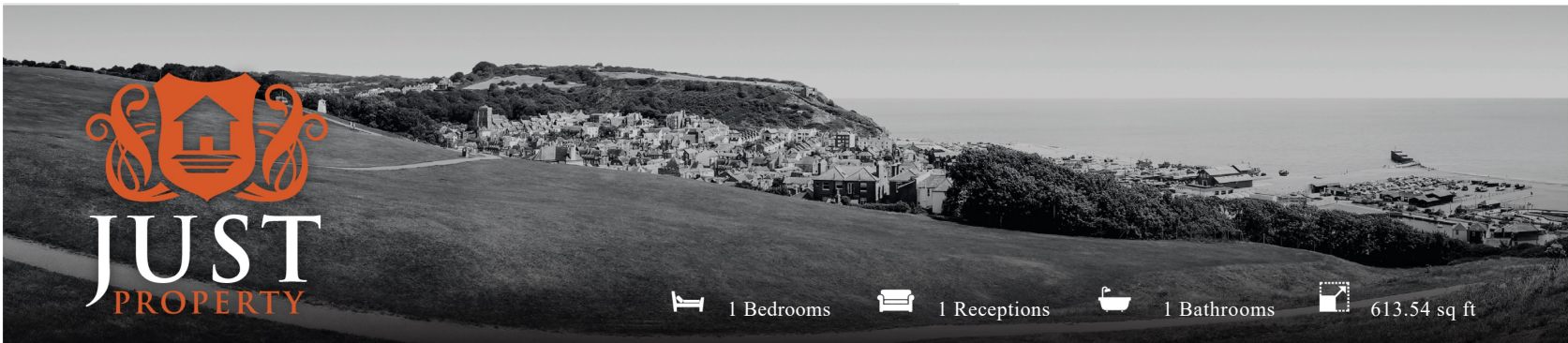
While every attempt has been made to ensure the accuracy of the English contained here, measurements, drawings, plans and photographs are approximate and should be used as a guide only. Prospective purchasers should verify the accuracy of the English contained here and should not rely on it as a basis for any contract. The English is intended for information only and should not be used as a basis for any contract. The English is intended for information only and should not be used as a basis for any contract.



FLOORPLANS

Top Floor Flat 38 Quarry Road, Hastings, TN34 3SA

www.justproperty.net



1 Bedrooms 1 Receptions 1 Bathrooms 613.54 sq ft

Leasehold - Share of Freehold

£150,000

Top Floor Flat 38 Quarry Road, Hastings, TN34 3SA



PROPERTY DETAILS

A very well presented one bedroom, top floor 'loft' apartment, situated in the highly sought after location Quarry Road. The property is within walking distance of Hastings Town Centre, Hastings mainline Railway Station, Alexandra Park and Hastings Historic Old Town.

The property forms part of an impressive period building with well presented communal areas. The flat is accessed via the top floor and benefits from an entrance stairwell and landing. Branching out from the landing is the bedroom benefiting from a large eaves storage cupboard and the shower room with large walk in, rainfall shower. The living accommodation is situated at the end of the hallway, this delightful room benefits from large bi-fold windows with views stretching to the East Hill and towards the English Channel, the kitchen is located off of the living room with a large cupboard and breakfast bar.

To be sold chain free and furniture possibly included. We are advised that the property is being sold with a Share of the Freehold with 120 years remaining on the lease. Viewings are considered essential with sole agents, Just Property.



ROOM DIMENSIONS

Entrance Stairwell

Landing

Living Room
15'7 x 13'4 (4.75m x 4.06m)

Kitchen/Breakfast Room
10'4 x 6'3 (3.15m x 1.91m)

Bedroom
13'9 x 10'10 (4.19m x 3.30m)

Shower Room
6'3 x 4'10 (1.91m x 1.47m)

FEATURES

- Chain Free
- Quiet Location
- Spacious Flat
- Ample Storage
- Light & Airy
- Stunning Views
- Sought After Location
- Close To Amenities
- One Bedroom
- Share Of Freehold

