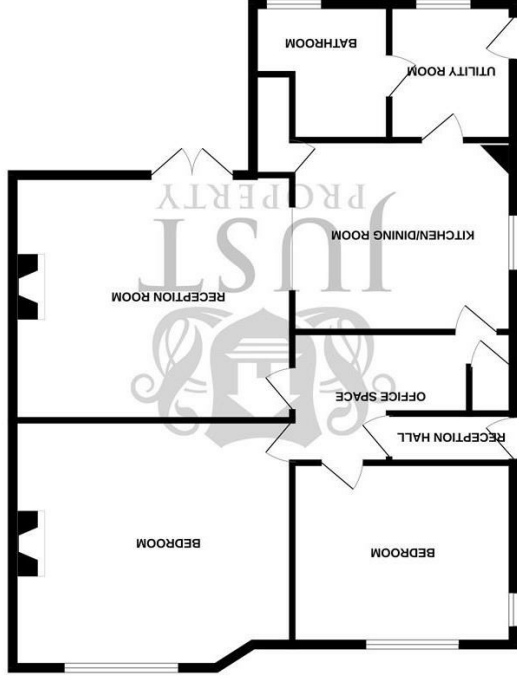
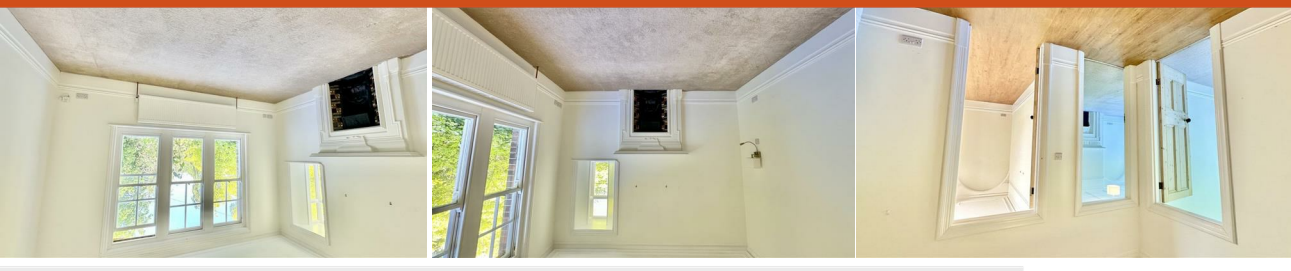


These plans have been prepared to show the general layout of the property and are not intended to be used as a contract. The purchaser should verify the accuracy of the information shown on these plans and should not rely on them for any other purpose. The purchaser should also verify the accuracy of the information shown on these plans and should not rely on them for any other purpose. The purchaser should also verify the accuracy of the information shown on these plans and should not rely on them for any other purpose.

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	68
Potential	78



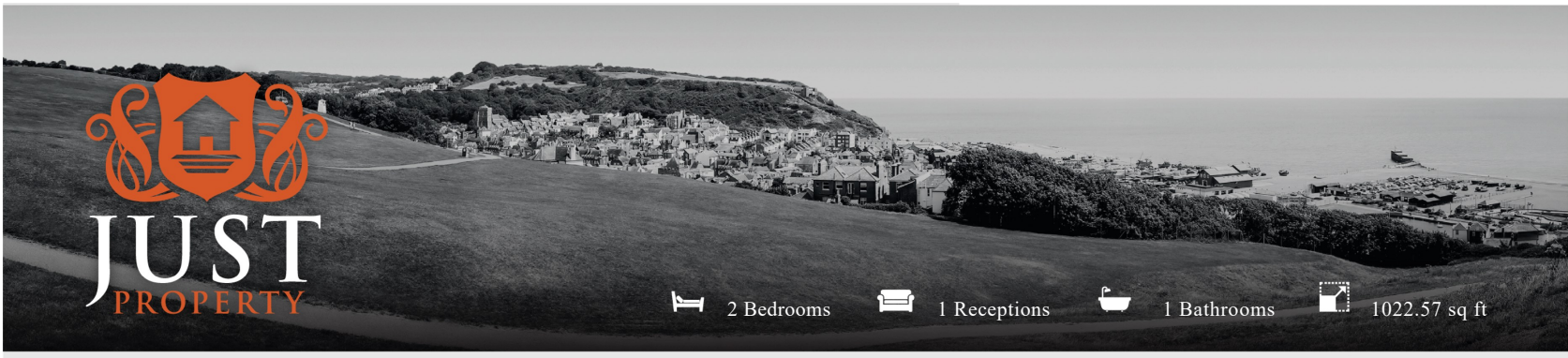
GROUND FLOOR



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

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

# FLOORPLANS

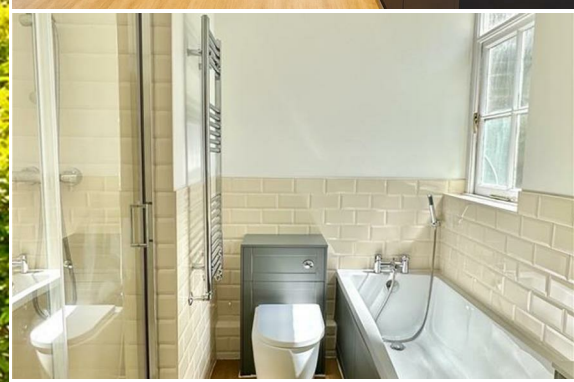


2 Bedrooms | 1 Receptions | 1 Bathrooms | 1022.57 sq ft

Leasehold - Share of Freehold

£325,000

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





2 Bedrooms 1 Receptions 1 Bathrooms 1022.57 sq ft

## 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 Hall

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" x 7'6" (2.51 x 2.30)

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

