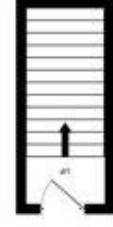
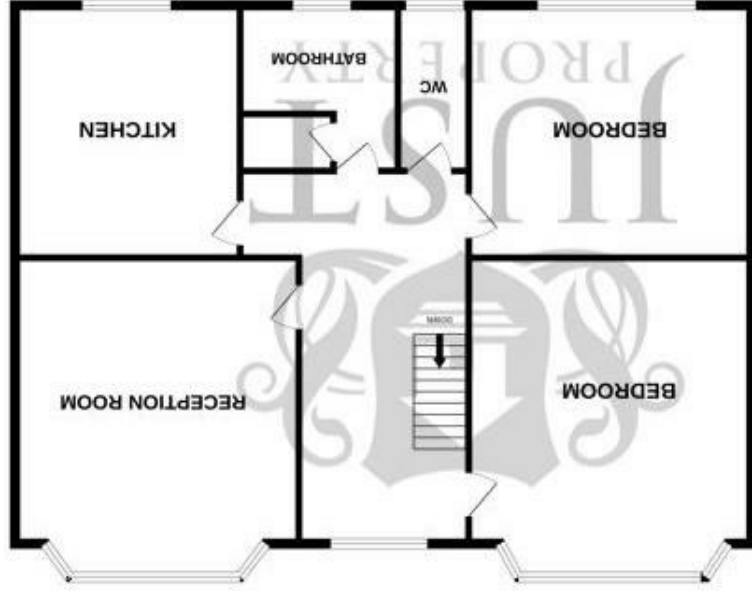


England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (92 plus)
	B (81-91)
	C (69-80)
	D (55-68)
	E (39-54)
	F (21-38)
Not energy efficient - higher running costs	G (1-20)
Current	72
Potential	80



These energy ratings have been made to ensure the accuracy of the Energy Performance Certificate (EPC) for this property. 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 Energy Performance of Buildings 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.

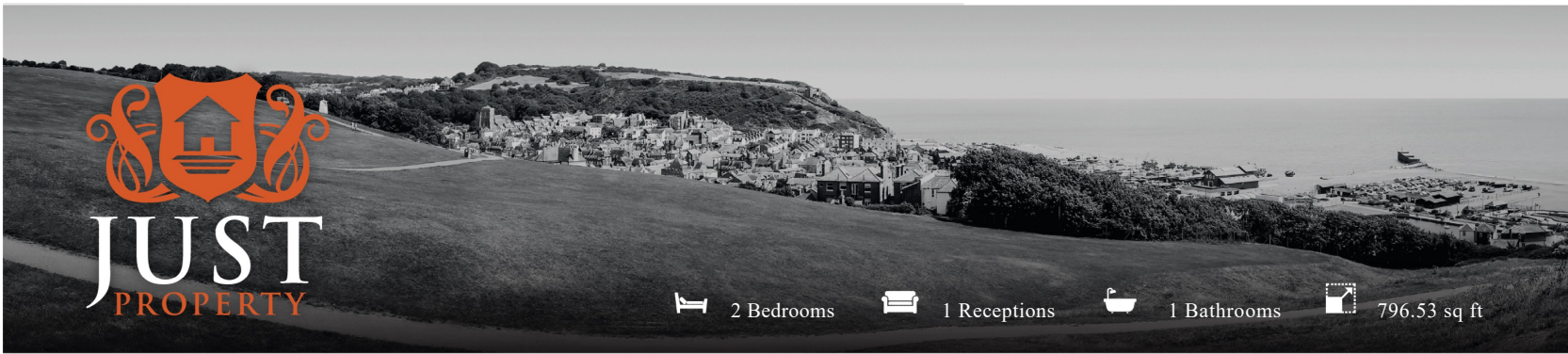
FIRST FLOOR FLAT



First Floor Flat, 105 Emmanuel Road, Hastings, TN34 3LE

# FLOORPLANS

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



2 Bedrooms | 1 Receptions | 1 Bathrooms | 796.53 sq ft

Leasehold

£195,000

First Floor Flat, 105 Emmanuel Road, Hastings, TN34 3LE





Leasehold

£195,000

2 Bedrooms 1 Receptions 1 Bathrooms 796.53 sq ft

## PROPERTY DETAILS

Located in the charming & popular area of Emmanuel Road, Hastings, this delightful flat conversion offers a perfect blend of comfort and style. Spanning an impressive 797 square feet, the property boasts large rooms throughout, providing ample space for both relaxation and entertaining.

As you step inside, you will be greeted by a bright and airy reception room, ideal for unwinding after a long day or hosting friends and family. The two well-proportioned double bedrooms offer a peaceful retreat, each designed to maximise natural light and comfort. The bathroom is conveniently located, ensuring practicality for everyday living.

One of the standout features of this property is the far-reaching views that can be enjoyed from various vantage points within the flat. These views not only enhance the living experience but also create a serene atmosphere that is hard to find in urban settings.

Situated in a desirable location, this flat is within easy reach of local amenities, parks, and the vibrant seaside, making it an excellent choice for those seeking a balanced lifestyle. Whether you are a first-time buyer, a small family, or looking to downsize, this property presents a wonderful opportunity to own a piece of Hastings.

In summary, this flat conversion on Emmanuel Road is a bright and spacious home with stunning views, perfect for anyone looking to enjoy the best of coastal living in a welcoming community. Do not miss the chance to make this lovely property your own.

To arrange access for a viewing, contact the vendors choice of sole agents, Just Property to see all this wonderful flat has to offer.

Council Tax Band - A



## ROOM DIMENSIONS

Private Entrance

Entrance Hall

Reception Room  
14'2" x 12'8" (4.32 x 3.87)

Kitchen  
13'3" x 10'7" (4.04 x 3.23)

Bathroom

W.C

Bedroom  
13'3" x 12'5" (4.04 x 3.80)

Bedroom  
14'2" x 12'5" (4.32 x 3.80)

Far Reaching Views Looking Over Hastings

## FEATURES

- First Floor Flat With Private Entrance
- Spacious Rooms Throughout
- Bright & Airy Living Accommodation
- Desirable Family Oriented Location
- Close To The West Hill & Town Centre
- Immaculately Presented Throughout
- Call Just Property To Arrange Access
- Council Tax Band - A
- Viewing Considered Essential
- Far Reaching Views Of Hastings

