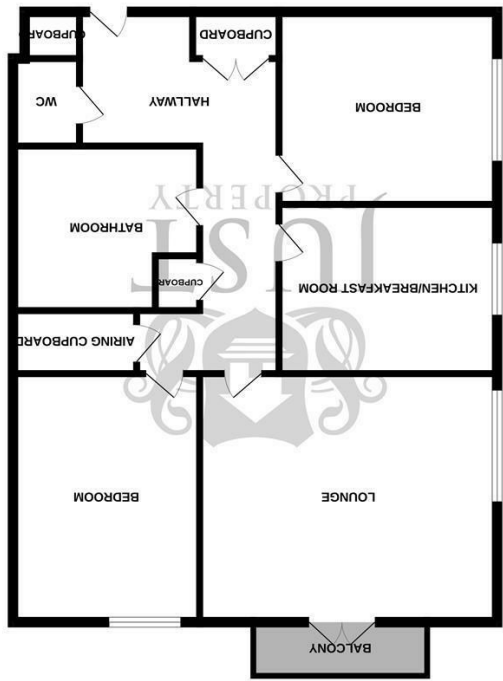




Sales particulars are intended only as general guidance. The company therefore gives notice that none of the material issued or visual depictions of any kind made on behalf of the company can be relied upon as accurately describing any of the specified matters prescribed by any order made under the Property 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.

England & Wales		
EU Directive 2002/91/EC		
	Current	Potential
Very energy efficient - lower running costs		
A	(92 plus)	
B	(81-91)	
C	(69-80)	77
D	(55-68)	
E	(39-54)	
F	(21-38)	
G	(1-20)	
Not energy efficient - higher running costs		
81		



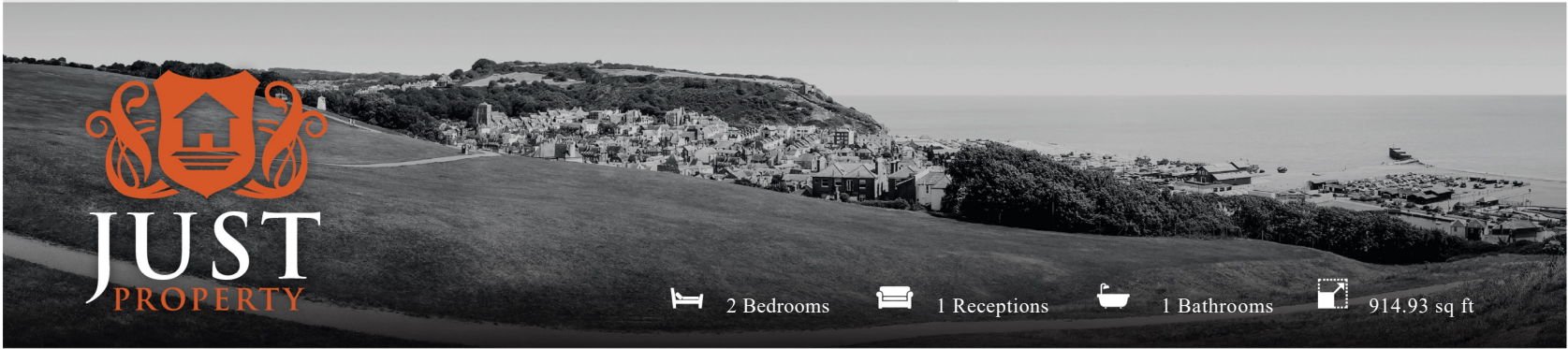
THIRD FLOOR



www.justproperty.net

FLOORPLANS

Flat 11, Royal Court, 65-66 St. Helens Road, Hastings, TN34 2LP



Flat 11, Royal Court, 65-66 St. Helens Road, Hastings, TN34 2LP

Leasehold - Share of Freehold

£219,950





Leasehold - Share of Freehold

£219,950



2 Bedrooms 1 Receptions 1 Bathrooms 914.93 sq ft

PROPERTY DETAILS

Just Property are delighted to bring to the market this substantial and exceptional purpose-built apartment, ideally situated alongside the stunning Alexandra Park in Hastings.

One of the largest apartments we have seen within this highly regarded building, the property offers beautifully proportioned accommodation and benefits from a good-sized private balcony with views towards the park.

The accommodation provides an impressive entrance hall leading to a large double-aspect living room with direct access onto the balcony, a fitted kitchen, two generous double bedrooms, a modern shower room/W.C. and a separate W.C.

Externally, the property enjoys attractive communal gardens together with a secure allocated parking space, while there is also a useful storage cupboard located off the main entrance.

The apartment further benefits from gas-fired central heating, double glazing, a passenger lift, and is set within an immaculate and well-managed building. The property is offered for sale with a share of the freehold and an impressive 952 years remaining on the lease. The current maintenance charge is approximately £2,700 per annum.

The location is particularly appealing, with Alexandra Park on your doorstep and easy access to Hastings town centre, the railway station, seafront and historic Old Town, together with the many shops, cafés, restaurants and amenities the area has to offer.

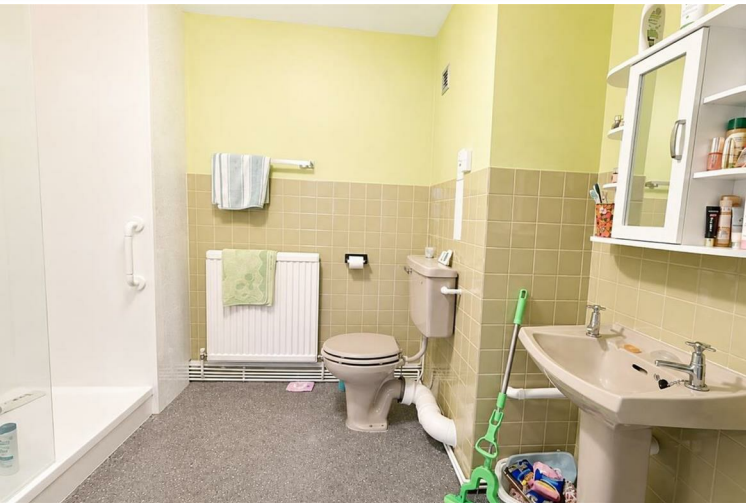
Apartments of this size and quality, with this fantastic position and outlook, rarely come to the market. An internal viewing is therefore highly recommended by Just Property.

ROOM DIMENSIONS

Communal Entrance	Storage Cupboards
Storage Cupboard	Balcony
Residents Lift	Allocated Parking Space
Front Door	Visiting Parking
Hallway	Communal Gardens
Seperate WC	
Lounge / Dining Room 17'1" x 14'6" (5.21 x 4.42)	
Kitchen / Breakfast Room 12'7" x 9'4" (3.84 x 2.87)	
Bedroom 13'3" x 11'10" (4.06 x 3.61)	
Bedroom 14'4" x 8'11" (4.37 x 2.74)	
Shower Room / WC	

FEATURES

- Outstanding Views Over Alexandra Park
- Two Double Bedrooms
- Share of Freehold
- On Bus Route
- Walking Distance To Town and Station
- Allocated Parking Space
- Storage Cupboards
- Great Balcony
- Gas Central Heating & UPVc Windows



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.