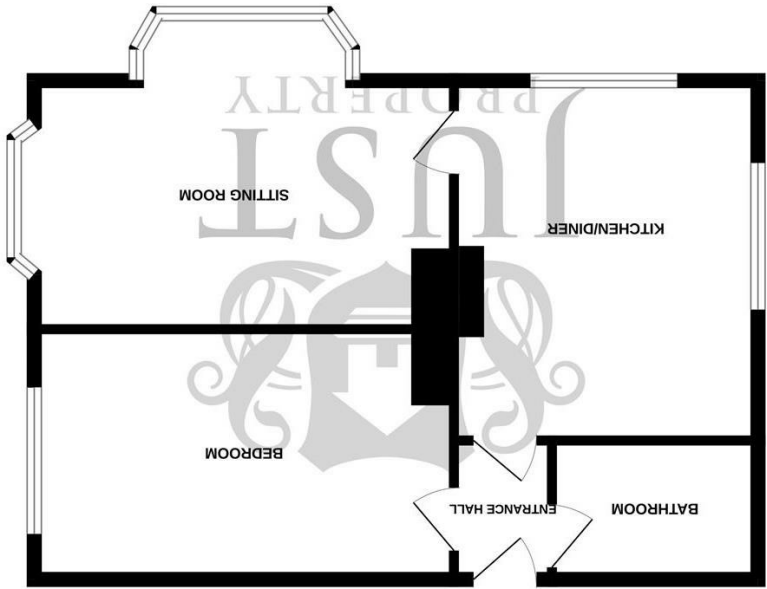




Energy Efficiency Rating		
EU Directive 2002/91/EC		
England & Wales		
Not energy efficient - higher running costs		
G		
F		
E		
D		
C		
B		
A		
Very energy efficient - lower running costs		
Potential	Current	
76	63	

This floor plan has been made to ensure the accuracy of the layout of the building contained there. Measurements of doors, windows, rooms and other areas are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should not be used as a basis for any legal or financial transaction. 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.



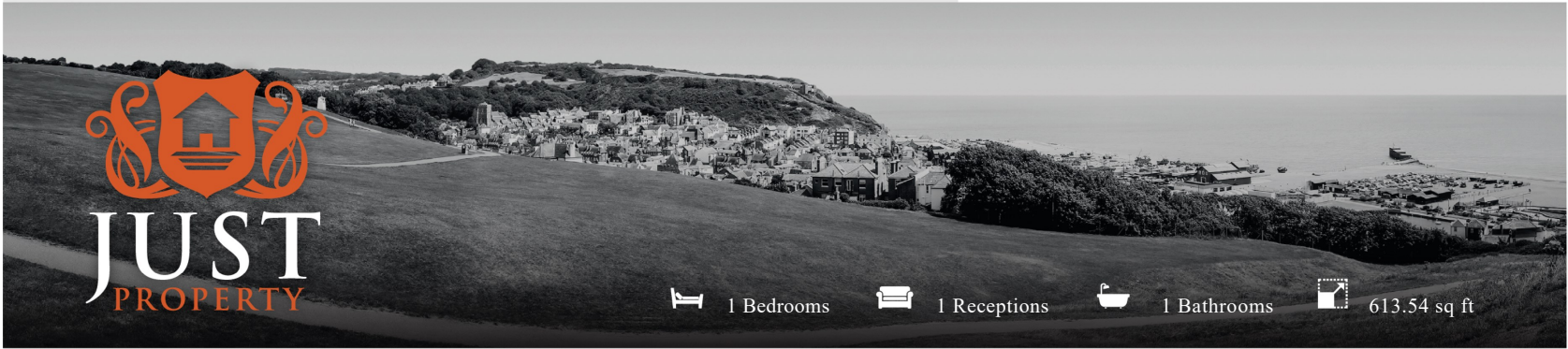
GROUND FLOOR



Flat 1 4 Amherst Gardens, Hastings, TN34 1TU

FLOORPLANS

www.justproperty.net



Flat 1 4 Amherst Gardens, Hastings, TN34 1TU

1 Bedrooms 1 Receptions 1 Bathrooms 613.54 sq ft

Leasehold

£220,000





Leasehold

£220,000



ROOM DIMENSIONS

Communal Entrance

Communal Entry Porch and Hallway

Front Door

Entrance Hallway

Bathroom
8'05 x 5'07 (2.57m x 1.70m)

Bedroom
16'06 x 9'08 (5.03m x 2.95m)

Kitchen Diner
13'06 x 11'08 (4.11m x 3.56m)

Family Lounge
16'04 x 14'06 (4.98m x 4.42m)

Private Front Garden

PROPERTY DETAILS

Just Property are delighted to bring to the market this unique and rarely available one-bedroom garden apartment, situated in the highly desirable Amherst Gardens, Hastings.

Occupying the ground floor of an attractive detached period property, the apartment is ideally positioned within walking distance of Hastings town centre, Amherst Tennis Club and a range of local amenities. The seafront and promenade are also close by, as is the historic Hastings Old Town, renowned for its independent boutiques, cafés and shops.

The well-proportioned accommodation comprises a communal entrance leading to a private entrance hallway, a spacious double bedroom, bathroom and an open-plan kitchen and dining area with dual-aspect windows. This leads through to a beautifully presented, bay-fronted lounge, creating a wonderful space to relax and unwind.

The property retains a wealth of attractive original features, complemented by impressive high ceilings that enhance the sense of space and allow natural light to flood the interior.

A particular highlight is the private front garden, featuring a generous patio area and a lawned section, providing a lovely outdoor space to enjoy the peace and tranquillity of this sought-after residential location.

The property benefits from a 115-year lease, with maintenance costs of approximately £1000-£1400per annum.

A truly appealing garden apartment combining period charm, generous proportions and a superb location. Viewing is considered essential to fully appreciate all that this beautiful property has to offer, through the vendors' sole agents, Just Property.

FEATURES

- Spacious Double Bedroom
- Kitchen / Dining Room
- Private Front Garden
- Original Features
- Large Family Bay Fronted Lounge
- Balance of 999 yr Lease
- Wonderful Location
- Close To Tennis Club



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.