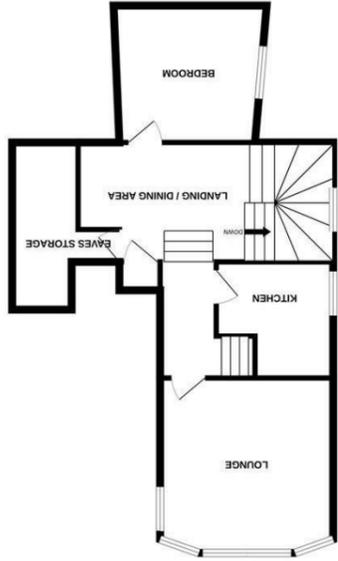




Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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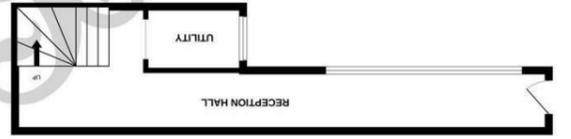
England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	(92 plus) A
	(81-91) B
	(69-80) C
	(55-68) D
	(39-54) E
	(21-38) F
Not energy efficient - higher running costs	(1-20) G
Current	67
Potential	73



2ND FLOOR



1ST FLOOR



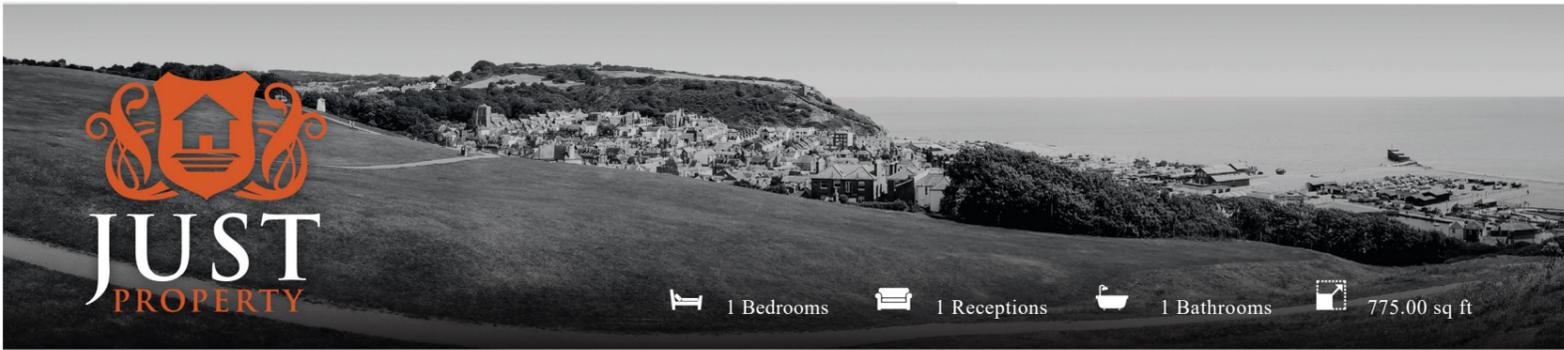
GROUND FLOOR



# FLOORPLANS

Flat 4 10, Elphinstone Road, Hastings, TN34 2EE

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



1 Bedrooms   1 Receptions   1 Bathrooms   775.00 sq ft

Leasehold - Share of Freehold

£179,950

Flat 4 10, Elphinstone Road, Hastings, TN34 2EE





1 Bedrooms 1 Receptions 1 Bathrooms 775.00 sq ft

## PROPERTY DETAILS

### CHAIN FREE

A unique and individual one-bedroom apartment set within an attractive period property, ideally located within walking distance of Alexandra Park, Hastings Town Centre, the seafront, and the historic Old Town. The nearby towns of Bexhill, Battle, Rye, and Eastbourne are also easily accessible.

Originally built in 1860, the property retains a wealth of original features and benefits from its own private entrance. The ground floor offers a large entrance hallway with a useful utility room and additional storage.

A sweeping curved staircase leads to the bathroom and landing, complemented by a beautiful feature window. A further staircase leads up to the dining area, which benefits from useful eaves storage and a cupboard. The apartment offers a double bedroom, a fitted kitchen, and a spacious lounge enjoying far-reaching rooftop views across Hastings.

A particular highlight of this stylish apartment is the private roof terrace, offering uninterrupted views towards the English Channel.

Additional benefits include gas central heating, an allocated parking space, communal gardens, and the property is offered chain free.

The property is sold with a share of the freehold, the property has 85 years left on the lease but 999 year extension offered on completion. Maintenance charges are £100 per month.

Please contact the vendor's sole agents, Just Property, to arrange a viewing of this individual and excellent apartment.



## ROOM DIMENSIONS

Private Front Door

Hallway  
40'8" (12.40)

Utility Room

Under Stairs Storage

Stairs to Landing

Family Bathroom / WC  
8'0" x 7'6" (2.46 x 2.29)

Stairs Up To Dining Area

Bedroom  
12'4" x 9'6" (3.76 x 2.92)

Kitchen  
11'3" x 8'0" (3.43 x 2.46)

Lounge  
12'11" x 12'11" max (3.94 x 3.94 max)

Stairs To Roof Terrace

Communal Gardens

Allocated Parking Space

## FEATURES

- CHAIN FREE
- Private Roof Terrace
- Unique Apartment with Stunning Views
- Allocated Parking Space
- One Double Bedrooms
- Gorgeous Original Features
- Walking Distance To Alexandra Park and Town Centre
- Utility Room
- Split Level Maisonette

