



High Street  
Hastings, TN34 3EY

£199,950 Leasehold

Wyatt  
Hughes  
Residential Sales

# High Street, Hastings, TN34 3EY

Looking for a stylish apartment in the heart of Hastings Old Town? This one-bedroom flat in Roebuck House combines modern interiors with a setting full of local character and history.

Positioned on the second floor of a converted building former doctor's surgery, the apartment offers a clean, modern finish throughout. The layout features a bright open-plan kitchen and living area, complete with herringbone flooring, fitted units, and space for both dining and relaxing. Large windows give a great outlook across the rooftops of the Old Town, capturing a real sense of place.

The bedroom is a good size with room for storage and a double bed, while the bathroom has a simple, crisp design with modern fittings. Thought has been given to the overall finish, with neutral tones and well-considered lighting helping to make the most of the space.

Roebuck House sits right on the High Street, placing the shops, pubs, cafés, and coastline all within easy reach. As part of a converted building, the flat has a bit more character than a typical new build but benefits from the same level of finish and convenience.

A solid option for anyone wanting a low-maintenance home or pied-à-terre close to the sea, in a part of town where flats like this are not often available.

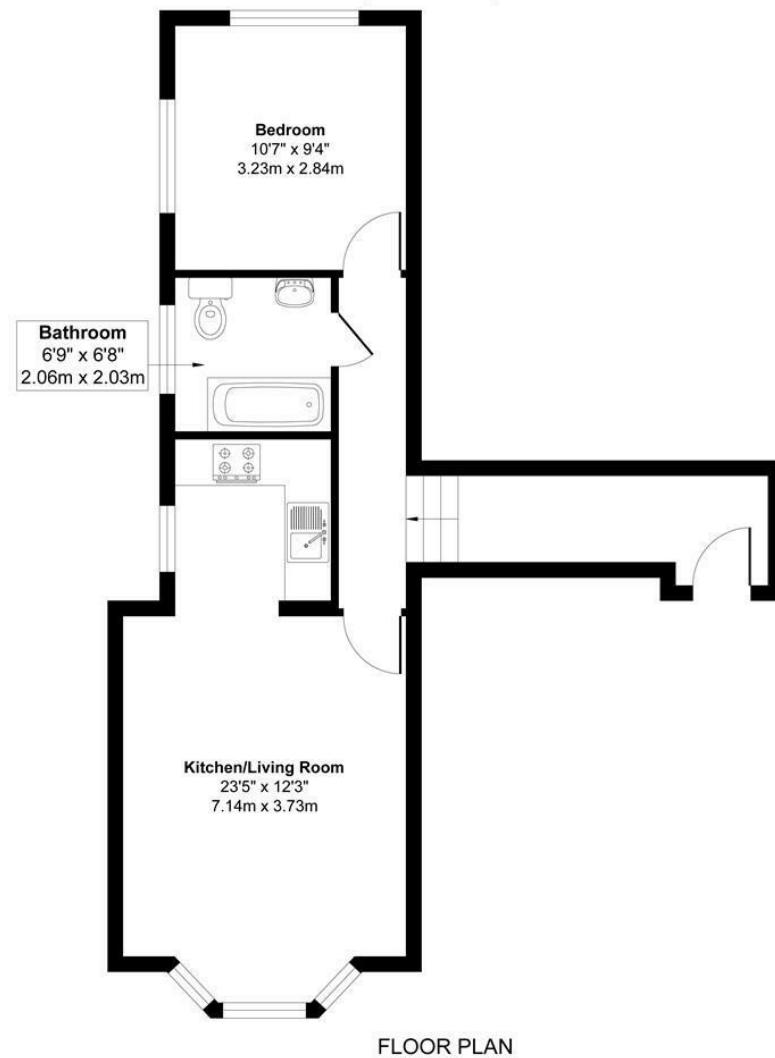
- ONE BEDROOM SECOND FLOOR APARTMENT
- £0 GROUND RENT
- SERVICE CHARGE £1749 EVERY 6 MONTHS
- OPEN-PLAN KITCHEN AND LIVING SPACE
- IDEAL FIRST HOME OR HOLIDAY BASE NEAR THE SEA
- LEASEHOLD WITH 999 YEAR LEASE FROM 2022
- COUNCIL TAX B
- MODERN FIXTURES AND FITTINGS THROUGHOUT
- VIEWS OVER HASTINGS OLD TOWN ROOFTOPS
- CENTRAL LOCATION ON THE HIGH STREET IN HASTINGS OLD TOWN



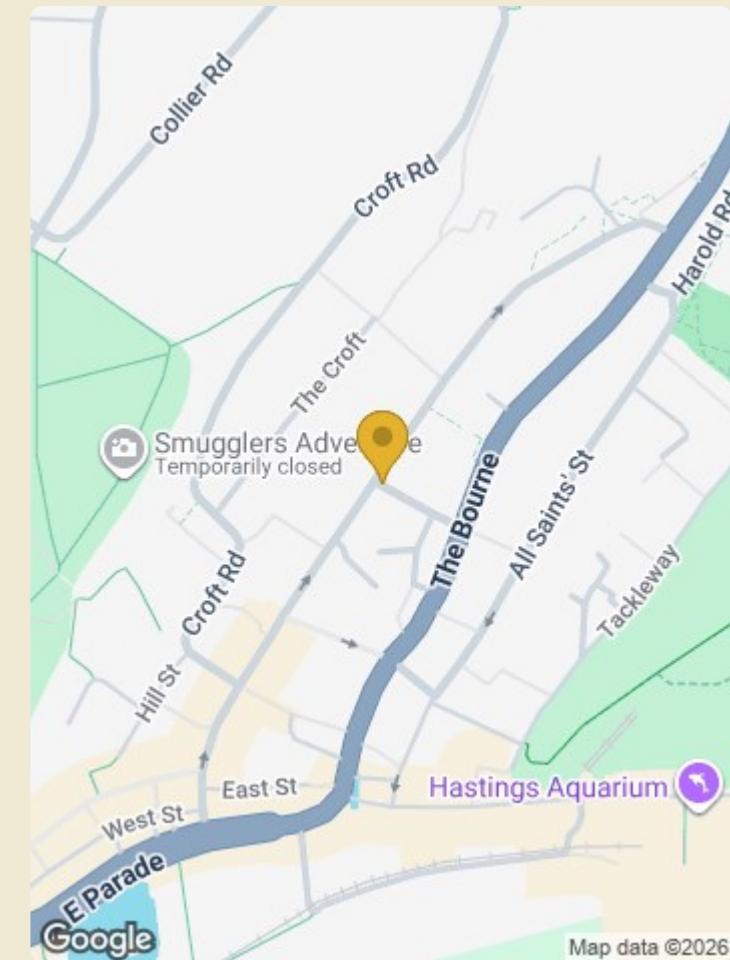
## Roebuck House

Approximate Gross Internal Floor Area

511 sq. ft / 47.47 sq. m



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We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.

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