



**Bohemy Fields**  
**Hastings, TN34 1DP**  
**£199,950 Leasehold**

**Wyatt  
Hughes**  
Residential Sales



## Bohemy Fields, Hastings, TN34 1DP

Looking for a low-maintenance modern apartment with parking close to the coast? This two-bedroom flat in Turner House offers a clean, simple layout in a well-kept block with easy access to local shops, transport links, and the seafront.

Set within the Bohemy Fields development in Hastings, this two-bedroom apartment is part of a modern block built around 2018. The building is purpose-built, with a straightforward design that suits those looking for something practical and easy to look after.

Inside, the property has a modern finish throughout, including a bright open-plan kitchen and living space with room for both dining and relaxing. The kitchen is fitted with integrated appliances and plenty of cupboard storage, while the living area has a clear, functional layout.

Both bedrooms are well-sized, with clean lines and neutral décor. The bathroom is also modern, with a full-sized bath and overhead shower, tiled walls, and built-in storage. Double glazing and efficient heating keep things warm in winter without too much hassle.

One of the standout features is the allocated parking bay, which adds a good level of convenience, especially in this area. The block is professionally managed, with well-maintained communal areas and secure entry, making it a solid option for those looking to move straight in or secure a reliable rental investment.

The location is well-connected, with nearby access to Ore Station and local bus routes, while the seafront and Old Town are within easy reach.

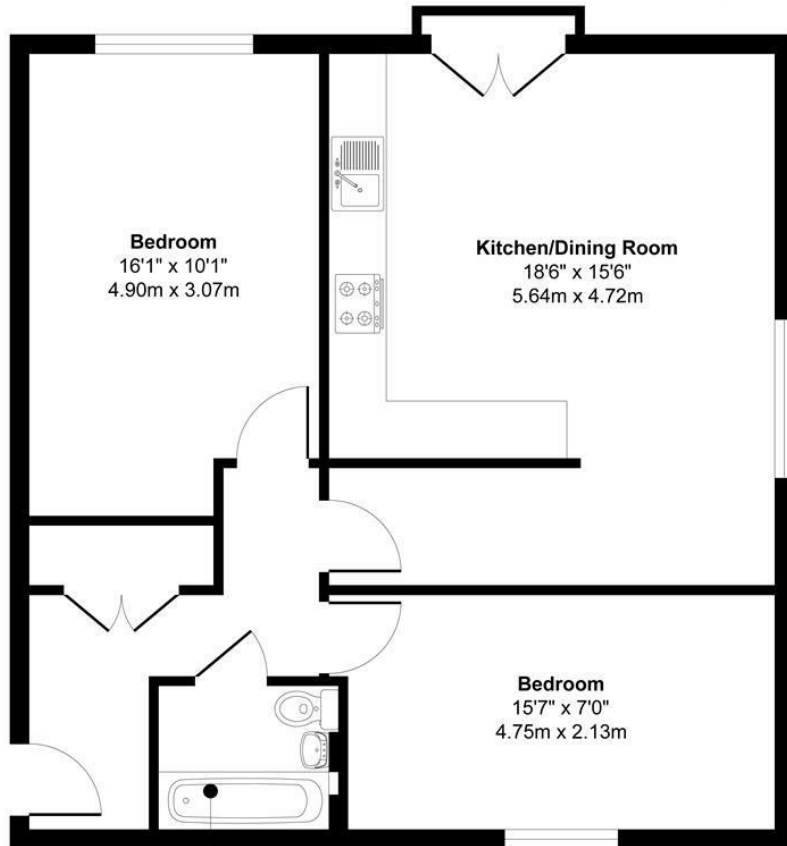
Altogether, this is a good-sized, well-maintained flat that's ready to go and set in a modern development with everything needed for comfortable day-to-day living.

- COUNCIL TAX BAND A
- LEASEHOLD WITH 125 YEAR LEASE FROM 2018
- £2,004 SERVICE CHARGE PA
- MODERN BLOCK BUILT CIRCA 2018
- OPEN PLAN LIVING/KITCHEN WITH JULIET BALCONY
- EPC B
- £200 GROUND RENT PA
- TWO BEDROOMS
- ALLOCATED PARKING BAY
- SECOND FLOOR APARTMENT



# Turner House

Approximate Gross Internal Floor Area  
700 sq. ft / 65.03 sq. m



**Bedroom**  
16'1" x 10'1"  
4.90m x 3.07m

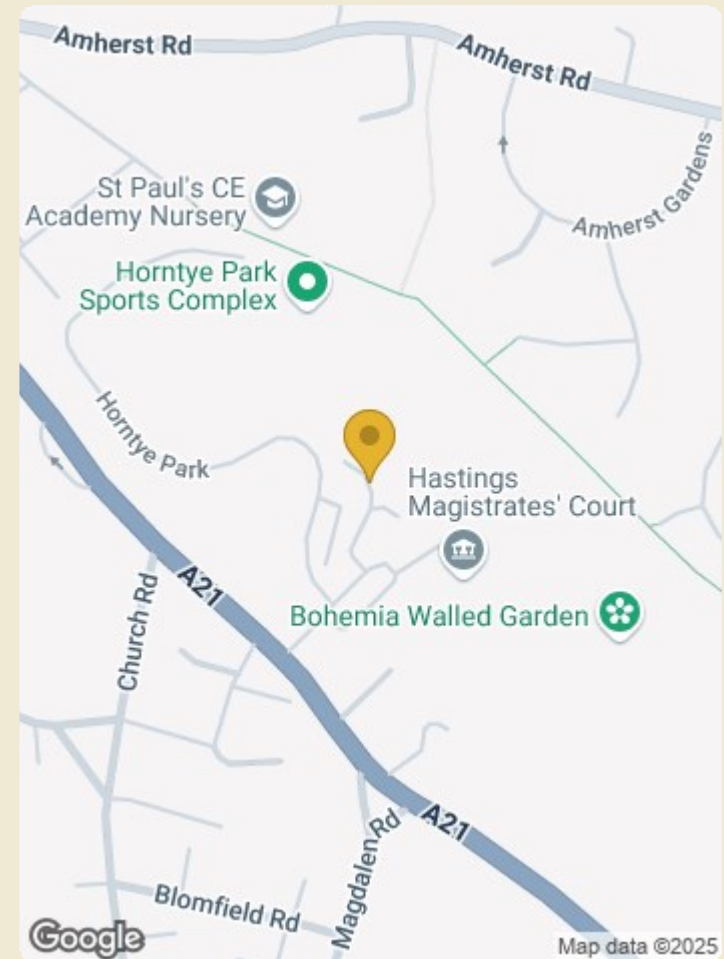
**Kitchen/Dining Room**  
18'6" x 15'6"  
5.64m x 4.72m

**Bedroom**  
15'7" x 7'0"  
4.75m x 2.13m

**Bathroom**  
6'3" x 4'8"  
1.91m x 1.42m

FLOOR PLAN

Produced By Picpreview.co.uk Ltd.



| Energy Efficiency Rating                    |                         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|---|-------------------------|-----------|---|-------------------------|-----------|
|   | Current                 | Potential |   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           | Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) <b>A</b>                          |                         |           | (92 plus) <b>A</b>  |                         |           |
| (81-91) <b>B</b>                            |                         |           | (81-91) <b>B</b>  |                         |           |
| (69-80) <b>C</b>                            |                         |           | (69-80) <b>C</b>  |                         |           |
| (55-68) <b>D</b>                            |                         |           | (55-68) <b>D</b>  |                         |           |
| (39-54) <b>E</b>                            |                         |           | (39-54) <b>E</b>  |                         |           |
| (21-38) <b>F</b>                            |                         |           | (21-38) <b>F</b>  |                         |           |
| (1-20) <b>G</b>                             |                         |           | (1-20) <b>G</b>   |                         |           |
| Not energy efficient - higher running costs |                         |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           | England & Wales   | EU Directive 2002/91/EC |           |

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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