



**Baldslow Road  
Hastings, TN34 2EY**

**Guide price £325,000 Leasehold - Share of Freehold**

**Wyatt  
Hughes**  
Residential Sales

## Baldslow Road, Hastings, TN34 2EY

**\*\*GUIDE PRICE £325,000- £350,000\*\***

Looking for a Hastings apartment with a private garden? This three-bedroom home features a spacious living room, modern kitchen, and its own entrance, with the rare bonus of outdoor space close to the town centre and The Park.

Set within a well-kept period building in Hastings, this three-bedroom apartment offers a rare combination of private outdoor space, a modern interior, and its own private entrance. Arranged over one level, the layout is practical and makes the most of both indoor and outdoor areas.

The living room is a standout feature – a large, comfortable space with room for both a seating area and dining table. The modern kitchen sits just off the main living space, fitted with contemporary units and worktops, along with integrated appliances and good storage.

The primary bedroom is a well-proportioned double with ample space for additional furniture. The other two bedrooms are singles, ideal for use as a guest room, study, or nursery. The bathroom is finished in a clean, neutral style.

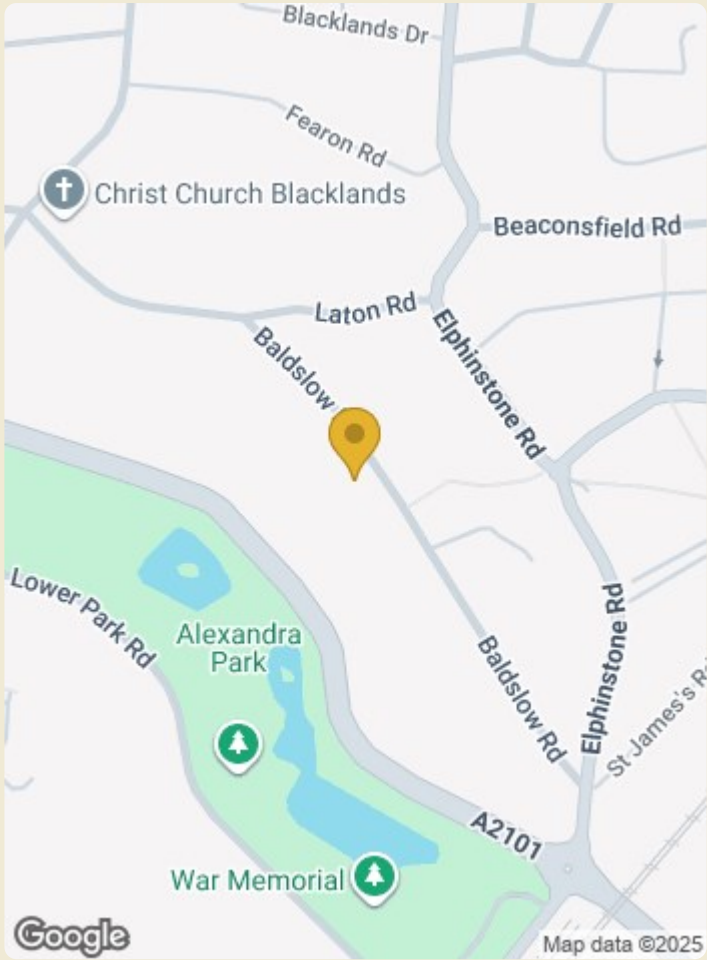
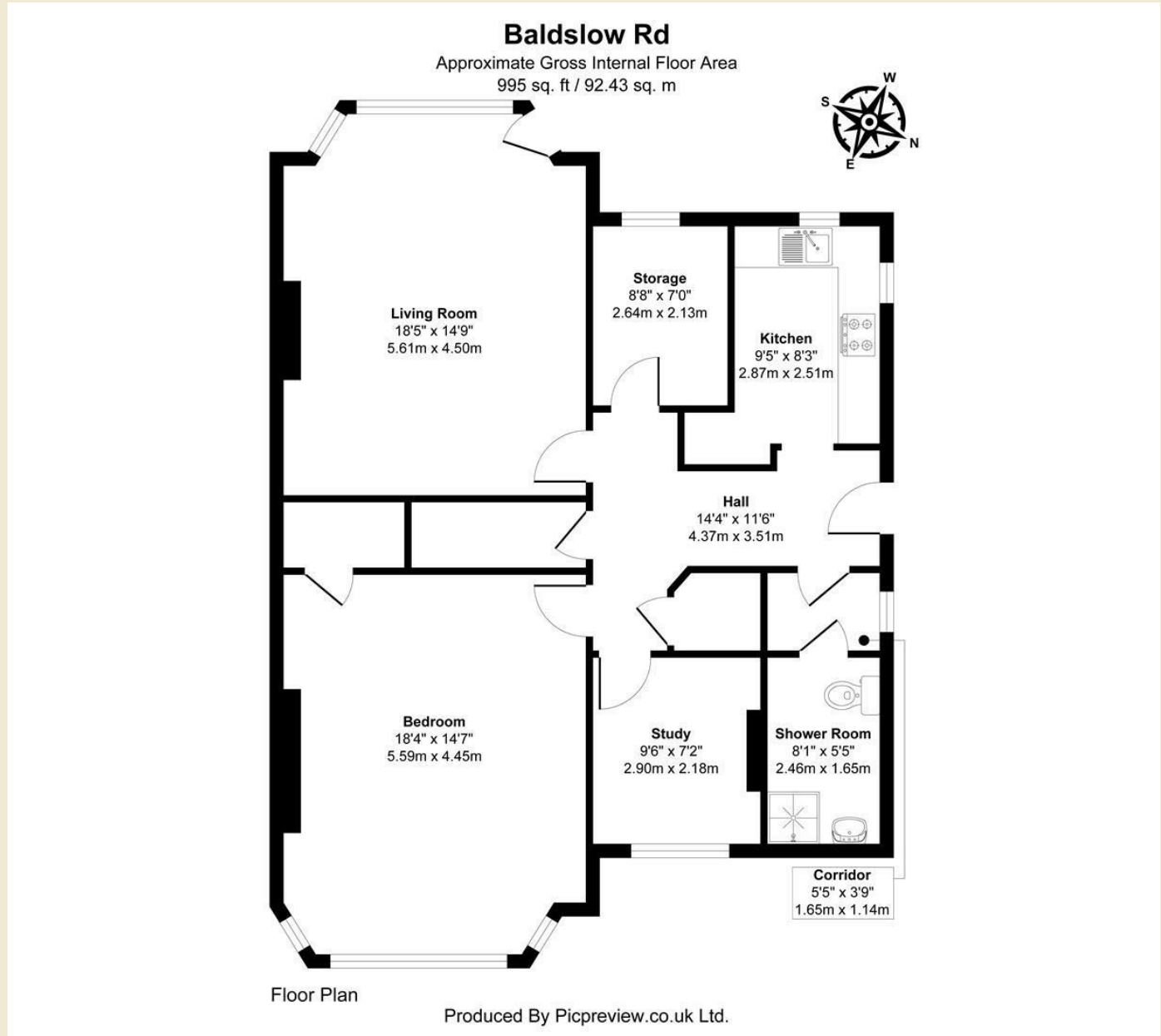
One of the apartment's strongest selling points is the garden. Generously sized and well maintained, it offers plenty of space for outdoor dining, gardening, or simply relaxing. Having private access from the flat adds to its appeal.

The location places Hastings town centre, the seafront, and a range of local amenities within easy reach. Public transport links, including the train station, are close by, making it a convenient base whether for commuting or enjoying the coast.

With its blend of character, modern finishes, and private outdoor space, this apartment offers something not often available in the area.

- THREE-BEDROOM APARTMENT IN HASTINGS
- SPACIOUS LIVING ROOM WITH SPACE FOR DINING
- EPC D
- WELL-KEPT PERIOD BUILDING CLOSE TO AMENITIES
- £800PA SERVICE CHARGE
- OWN PRIVATE ENTRANCE
- PRIMARY DOUBLE BEDROOM PLUS TWO SINGLE ROOMS
- COUNCIL TAX A
- 99 YEAR LEASE FORM 1980 WITH SHARE OF FREEHOLD \* we have been advised seller will grant new lease on sale
- £100PA GROUND RENT





| 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) A                                 |                         |           | (92 plus) A                                                     |                         |           |
| (81-91) B                                   |                         |           | (81-91) B                                                       |                         |           |
| (69-80) C                                   |                         |           | (69-80) C                                                       |                         |           |
| (55-68) D                                   |                         |           | (55-68) D                                                       |                         |           |
| (39-54) E                                   |                         |           | (39-54) E                                                       |                         |           |
| (21-38) F                                   |                         |           | (21-38) F                                                       |                         |           |
| (1-20) G                                    |                         |           | (1-20) G                                                        |                         |           |
| 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.

