



3D TOUR

FLAT 5 OLD HALLOWAY HOUSE, OLD LONDON ROAD, HASTINGS,
TN35 5NB
£295,000





DESCRIPTION

EXPLORE OUR 3D TOUR. iNSPIRED PROPERTY HUB are pleased to offer to the market this character 2 bedroom apartment situated in the Old Hastings Ward on the fringes of Hastings Old Town within 0.2 of a mile from the historic High Street and half a mile from the Seafront with it various shopping facilities, Bars, restaurants and the renowned local fish market. The property was re-decorated, had a new Kitchen installed and new floor coverings in 2021 occupies the second the floor of this period Grade II Listed period building and benefits from being the only apartment on this floor so has an abundance of natural light from both the front and rear of the building affording by numerous sash windows. Internally the property benefits from a spacious Lounge/Dining Room, a Kitchen, a very large main bedroom with 2 sash windows and 2nd double bedroom and a Bathroom/WC, all accessed from a 26' (8m) Hallway. Outside there is use of a communal parking area, use of a lower ground floor storage space and well kept communal gardens.



COMMUNAL ENTRANCE HALL

Communal staircase leads to the second floor where a private front door leads through to

ENTRANCE HALL

26' 6" x 3' 3" plus recess (8.08m x 1.01m) In addition to the room measurement is a built-in airing cupboard housing a wall mounted gas fired Worcester boiler. Radiator, electric heater, consumer unit.



LOUNGE/DINING ROOM

17' 11" x 13' 11" (5.48m x 4.26m) Radiator, aerial connection, 2 period sash windows to the front elevation benefiting from a westerly aspect.

KITCHEN

12' 8" x 9' 3" (3.87m x 2.84m) In addition to the room measurement is a built-in shelved larder cupboard. Re-fitted in 2021 and comprising of fitted matching wall and base units, work surfaces with inset stainless steel single drainer sink unit, inset electric hob and oven with extractor over, further appliance space, brick pattern tiled splashback, sash window to rear elevation.



BEDROOM ONE

16' 9" x 13' 11" (5.11m x 4.25m) In addition to the room measurement are two built-in cupboards. A superb bedroom with two sash windows to the front elevation which could be split in to 2 rooms (subject to the necessary consents being obtained). Electric Heater.

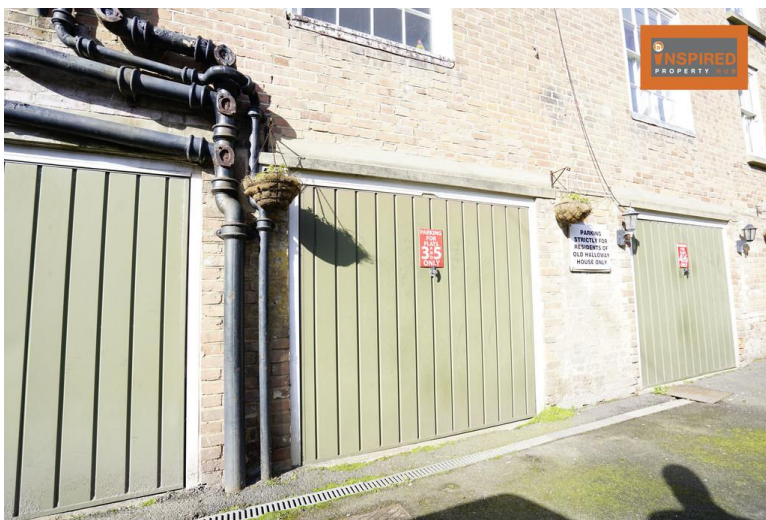
BEDROOM TWO

11' 1" x 9' 3" (3.39m x 2.82m) Electric heater. Sash window to rear elevation.



BATHROOM/WC

Panelled bath with mixer tap and shower attachment, shower screen, wash hand basin set in to vanity unit, low level flush WC, partly tiled walls, patterned glass window to rear elevation.



STORAGE SPACE

13' 10" x 9' 1" (4.23m x 2.77m) The flat has use of an area situated in the building at lower ground floor level. Light and power connected.

COMMUNAL GARDENS

These are laid mainly to lawn with a communal drying area. Further seating area.

COMMUNAL PARKING

There is an area to the rear of the building used as a communal parking area which is on a first come, first serve basis.



LEASE & MAINTENANCE

The property is to be sold with the benefit of a SHARE IN THE FREEHOLD.

The Lease is a remainder of 999 years with in excess of 990 years unexpired.

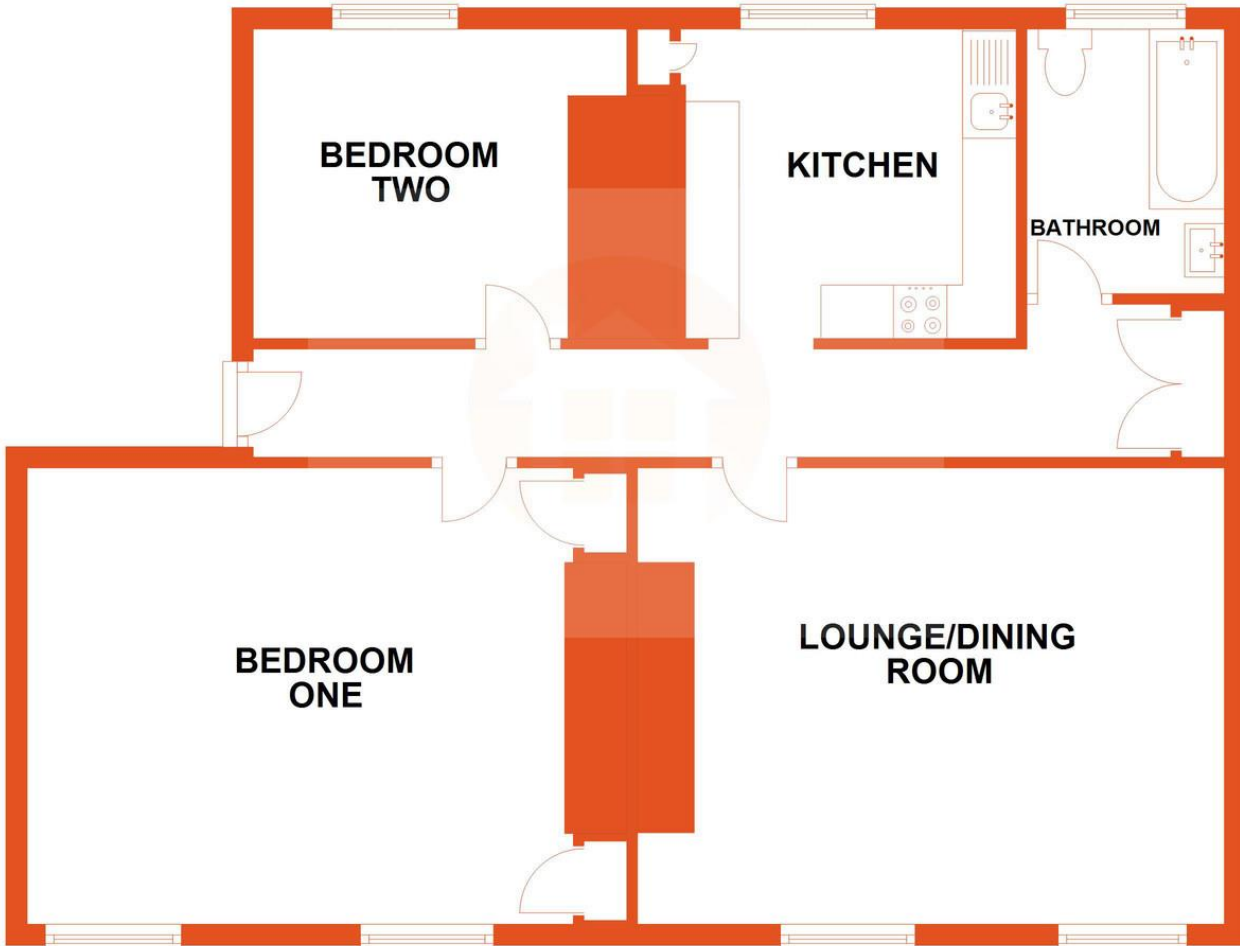
Maintenance. £1000 Per annum which includes insurance and sinking fund contribution.







SECOND FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	69 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		