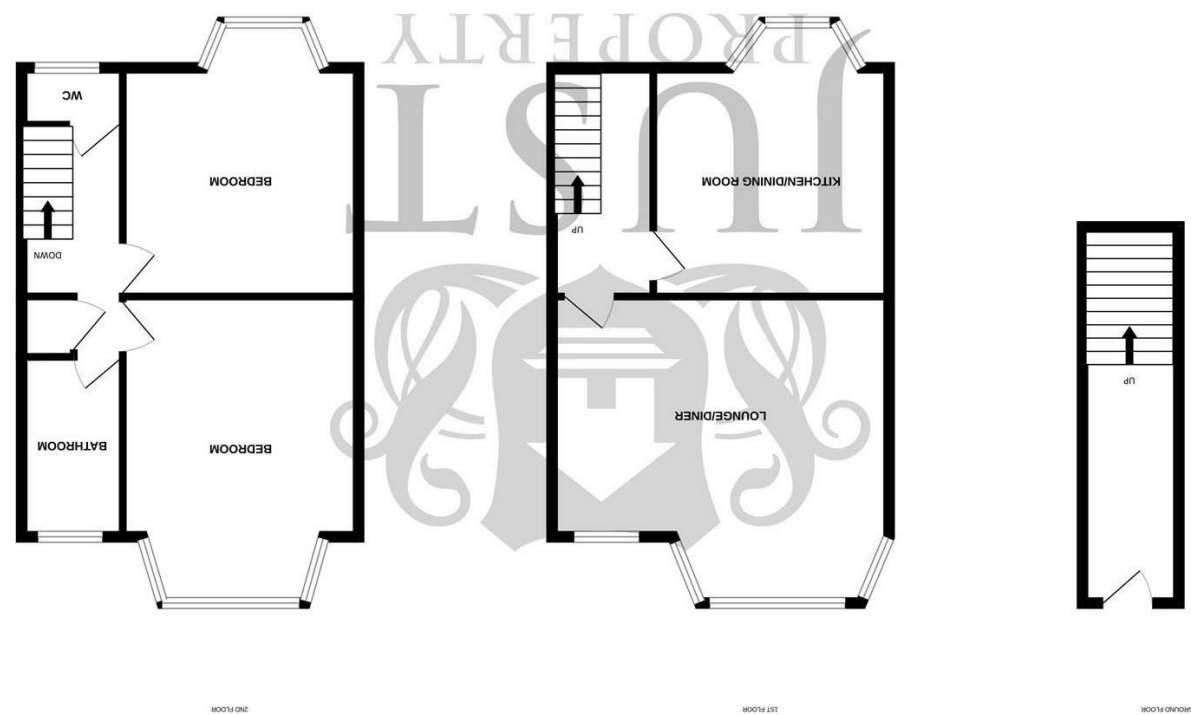


England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	(92 plus) A
Energy efficient - lower running costs	(81-91) B
	(69-80) C
Average energy efficiency - average running costs	(55-68) D
	(39-54) E
	(21-38) F
Not energy efficient - higher running costs	(1-20) G
Current	66
Potential	80



Where every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and 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.

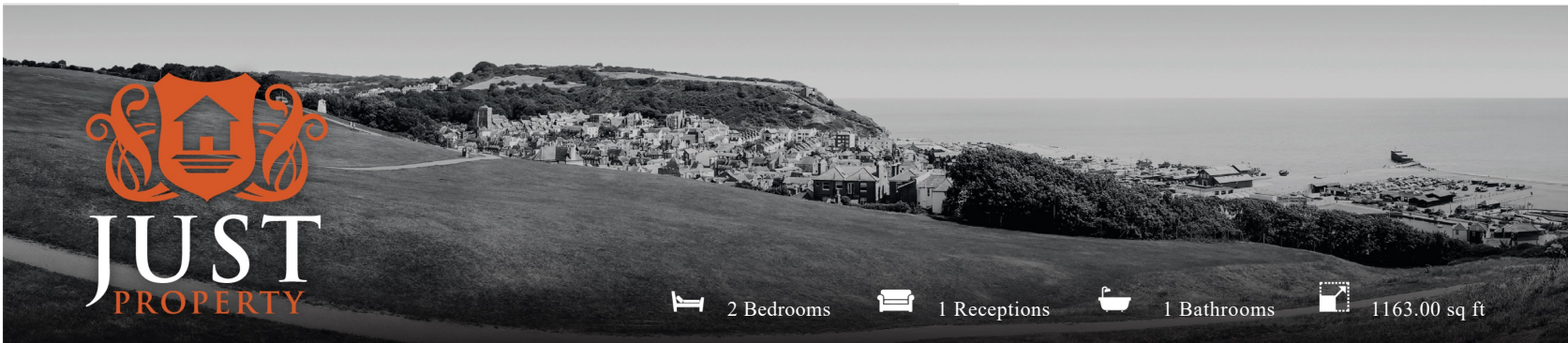
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FLOORPLANS

The Maisonette 19 Vicarage Road, Hastings, TN34 3LZ

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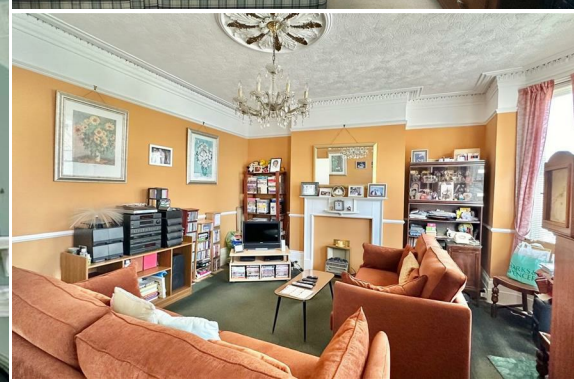


2 Bedrooms
 1 Receptions
 1 Bathrooms
 1163.00 sq ft

Leasehold - Share of Freehold

£270,000

The Maisonette 19 Vicarage Road, Hastings, TN34 3LZ



PROPERTY DETAILS

An extremely well presented bay fronted Victorian two double bedroom maisonette, situated on the sought after West Hill area of Hastings on the view side along with a commanding aspect from the rear elevation overlooking Hastings, the English Channel and the coastline towards Beachy Head. The historic Old Town of Hastings is walking distance as is the town centre and mainline railway station.

This rarely available period property is arranged over three floors and benefits from having its own private front door with a staircase leading up to a galleried landing and a large fitted kitchen with dining area overlooking the stunning views from the rear of the property. The bay fronted living room measures in excess of 5m and has many original features including ceiling rose and corning. To the second floor, on the half landing is a separate WC, and on the second floor are two very spacious double bedrooms each with interesting and contrasting views, as well as a family bathroom with utility space.

Further benefits of this property include some original features, gas fired central heating, as well as some UPVC windows fitted. The property comes with a share of the freehold, 961 years lease remaining, and the maintenance is currently on an as and when basis.

For more information and to arrange a viewing, please contact the vendors choice of sole agents, Just Property on 01424 444100.



ROOM DIMENSIONS

Private Front Door

Stairs To Landing

Kitchen / Dining Room
15'10" x 11'5" (4.85 x 3.50)

Bay Fronted Lounge
17'1" x 15'7" (5.21 x 4.75)

Stairs Up To Landing

WC

Bedroom
15'8" x 10'6" (4.79 x 3.22)

Bedroom
15'10" x 11'1" (4.85 x 3.39)

Bathroom / Utility
9'1" x 6'2" (2.79 x 1.90)

FEATURES

- Two Double Bedrooms
- Bay Fronted Family Lounge
- Outstanding Views
- Gas Central Heating
- Close To West Hill
- Kitchen Diner
- Share of Freehold
- 961 Year Lease
- Needs Some Re-decoration

