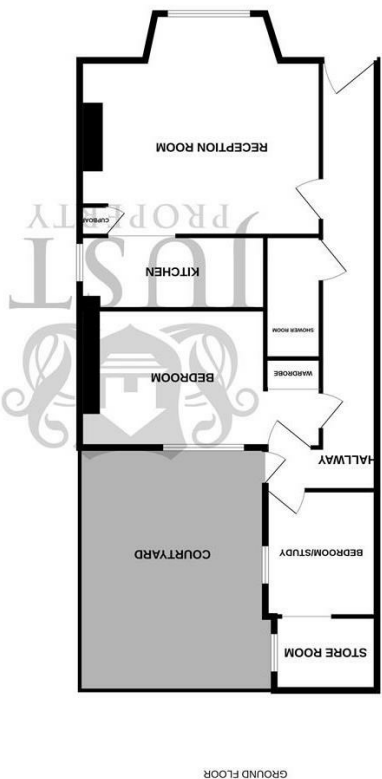


England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (92 plus)
	B (81-91)
	C (69-80)
	D (55-68)
	E (39-54)
	F (21-38)
Not energy efficient - higher running costs	G (1-20)
Current	59
Potential	77

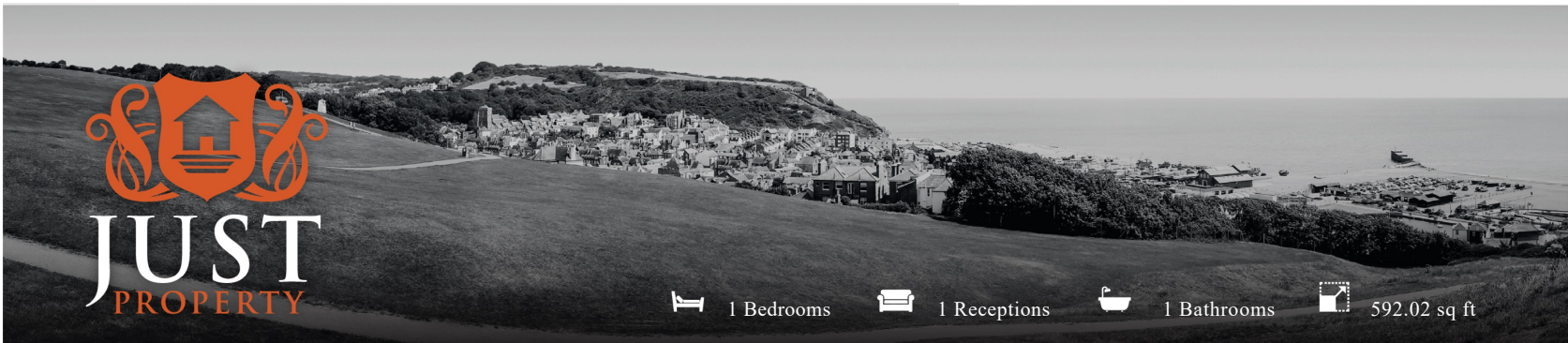
Measurements have been taken to ensure that the floor area of the property is in accordance with the requirements of the Building Regulations. Measurements are taken to the internal face of the walls and are not intended to be used for legal purposes. The measurements are approximate and should not be used for legal purposes. The measurements are taken to the internal face of the walls and are not intended to be used for legal purposes. The measurements are approximate and should not be used for legal purposes.



Garden Flat 59 Croft Road, Old Town, Hastings, TN34 3HJ

# FLOORPLANS

[www.justproperty.net](http://www.justproperty.net)



1 Bedrooms   1 Receptions   1 Bathrooms   592.02 sq ft

Leasehold

# £270,000

Garden Flat 59 Croft Road, Old Town, Hastings, TN34 3HJ





1 Bedrooms 1 Receptions 1 Bathrooms 592.02 sq ft

## PROPERTY DETAILS

An immaculately presented one bedroom garden flat, forming part of a Grade II Listed period house in Hastings popular and historic Old Town and is within immediate walking distance of local shops, restaurants, the seafront and Hastings Town Centre with its comprehensive shopping & leisure facilities as well as mainline railway station connecting to London.

The property has its own private entrance with the accommodation to include a 28ft hallway, a bay fronted living room/diner with feature fireplace & views towards the sea, a fitted galley kitchen with built-in appliances, a contemporary shower room/w.c and a 13'0 x 8'8 bedroom. A particular feature of the flat is the 18'0 x 13'0 enclosed courtyard which provides privacy and seclusion.

We are advised that there are approximately 107 years remaining on the Lease (150 years from 29th September 1981) with the service charges of 2/7th Share of the service charge on an as and when basis and a rent ground of £15 per annum. The property has gas central heating and is available chain free.

Viewing strictly by appointment with sole agents, Just Property.



## ROOM DIMENSIONS

Private Entrance Door

Entrance Hall

Living Room/Kitchen Diner  
16'9" x 14'11" (5.12 x 4.57)

Shower Room/W.C

Bedroom  
14'6" x 8'9" (4.42 x 2.67)

Office  
10'11" x 4'11" (3.35 x 1.52)

Courtyard  
17'7" x 14'0" (5.38 x 4.27)

## FEATURES

- Immaculate Garden Flat
- Old Town Location
- Double Bedroom
- Private Entrance
- 17'3 Living Room
- Fitted Galley Kitchen
- Shower Room/W.C
- Private Courtyard
- Ideal Holiday Home
- Viewing Essential

