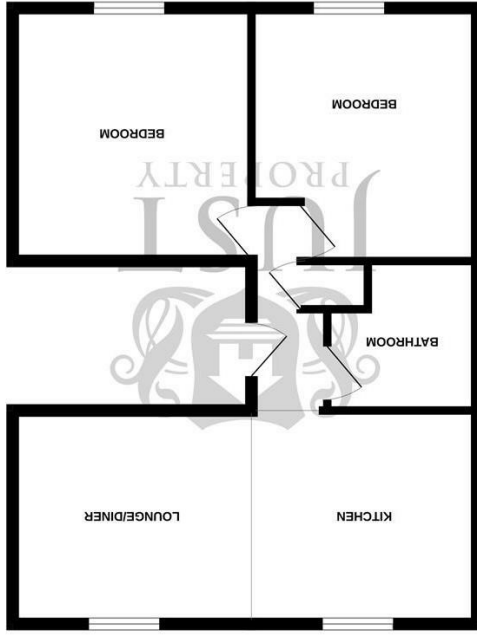




1 & 1A George Street, Hastings, TN34 3EA | Tel: 01424 444100 | Email: [hastings@justproperty.net](mailto:hastings@justproperty.net)

England & Wales	
EU Directive 2002/91/EC	
Current	Potential
	80
57	
Very energy efficient - lower running costs	
A (92 plus)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	

These plans have been made to show the general layout of the building and the rooms. They are not intended to be used as a contract, part of a contract or a warranty. You should obtain clarification on any matters of information that are important to you.



TOP FLOOR



# FLOORPLANS

Flat 5, 5 Wellington Square, Hastings, TN34 1PB

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

🛏 2 Bedrooms
🛋 1 Receptions
🛁 1 Bathrooms
📏 592.02 sq ft

Flat 5, 5 Wellington Square, Hastings, TN34 1PB

Leasehold

## £170,000





2 Bedrooms 1 Receptions 1 Bathrooms 592.02 sq ft

## PROPERTY DETAILS

SUPERB TOP FLOOR APARTMENT - OFFERS IN EXCESS OF £170,000

A FANTASTIC presented two bedroom top floor apartment, forming part of this converted and attractive Grade II Listed Georgian townhouse property, situated within the popular Wellington Square in the heart of Hastings being within walking distance of the town centre with its comprehensive range of shopping & leisure facilities, mainline railway station connecting to London, the seafront and Hastings historic Old Town.

The property which has been presented very nicely, provides accommodation to include a 20 x 10 open plan living room/dining area and kitchen with quality built-in appliances, two double bedrooms, as well as a re-fitted shower room/w.c. The property also enjoys splendid views not just over Wellington Square but a of the town and towards the sea front with sea glimpse.

Further benefits include gas central heating, the lease is 169 years. The Service Charge is currently £1900 per annum and ground is £250 per annum.

Viewing is highly recommended by the vendors sole agents, Just Property.



## ROOM DIMENSIONS

Communal Entrance

Stairs To Front Door

Landing Area

Open Plan Kitchen / Living Area  
20'2" x 10'0" (6.15 x 3.07)

Shower Room / WC

Bedroom  
14'6" x 10'0" (4.42 x 3.07)

Bedroom  
14'6" x 8'3" (4.42 x 2.54)

## FEATURES

- Twp Spacious Bedrooms
- Top Floor Apartment
- 169 Yr Lease
- Views over Square
- Open Plan Living Area
- Sash Windows
- Fantastic Walk In Shower
- Loft Area For Storage
- Walking Distance To Town
- Close To Seaside Location

