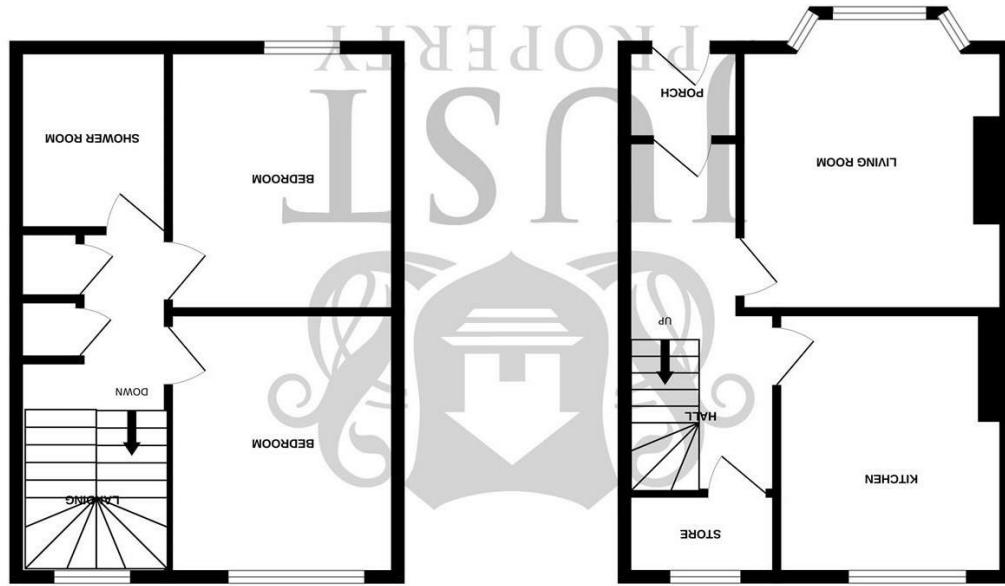


England & Wales	
EU Directive 2002/91/EC	
Current	Potential
Very energy efficient - lower running costs	
A (92 plus)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	



1ST FLOOR

GROUND FLOOR

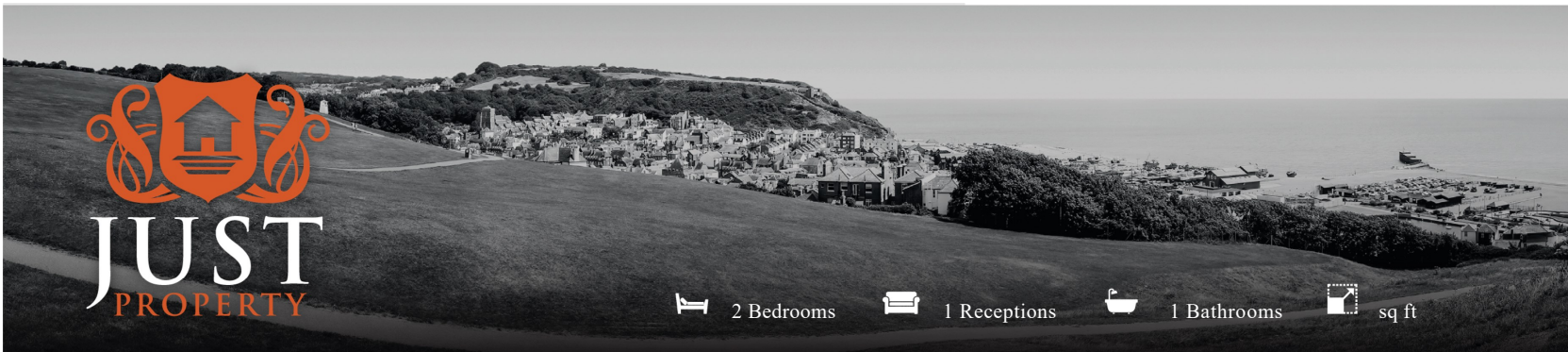
Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other area are approximate and no responsibility is taken for errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The exact location and appearance of fixtures and fittings may vary from those shown as to their operability or efficiency can be given.



FLOORPLANS

Upper Maisonette 197 Mount Pleasant Road, Hastings, TN34 3SS

www.justproperty.net



2 Bedrooms 1 Receptions 1 Bathrooms sq ft

Leasehold - Share of Freehold

£225,000

Upper Maisonette 197 Mount Pleasant Road, Hastings, TN34 3SS





2 Bedrooms 1 Receptions 1 Bathrooms sq ft

PROPERTY DETAILS

This well-positioned ground and first-floor maisonette, located in the popular Ore Valley, offers convenient living just a short distance from local shops and the mainline railway station. Decorated in neutral tones throughout, this property provides a bright and welcoming atmosphere.

Upon entering, you are greeted by an entrance hallway that leads to the spacious lounge. The lounge features a large bay-fronted window that allows natural light to flood the room, creating a warm and inviting space. The room also includes a radiator for heating.

Adjacent to the lounge is the modern fitted kitchen, equipped with matching wall and base units, an integrated oven and hob, and ample space for a table and chairs, making it perfect for casual dining. The kitchen also includes an under-stair storage cupboard, providing extra space for household items.

The stairwell from the entrance hall leads up to the first-floor landing, which offers additional storage space. On this floor, you will find two excellent-sized double bedrooms, each benefiting from ample natural light and a neutral colour palette, creating serene and comfortable sleeping quarters.

The modern fitted shower room is also located on the first floor and features a luxury-sized shower, a low-level WC, and a wash hand basin set into a vanity unit. The shower room is finished with a heated chrome towel rail, adding a touch of luxury to the space.

Further benefits of this property include gas central heating and double glazing throughout, ensuring comfort and energy efficiency. The contemporary colour palette enhances the modern feel of the home.

This maisonette is being sold with no forward chain, making it an ideal option for those looking to move quickly. With its convenient location, well-maintained interiors, and additional features, this property presents an excellent opportunity for comfortable and modern living in Ore Valley.



ROOM DIMENSIONS

Front Door

Porch

Hallway

Living Room

12'2" x 12'2" (3.73m x 3.72m)

Kitchen

12'4" x 9'8" (3.77m x 2.97m)

Store

Stairs Leading Too

First Floor Landing

Bedroom

12'7" x 10'4" (3.85m x 3.16m)

Bedroom

12'10" x 10'2" (3.93m x 3.11m)

Shower Room

9'3" x 5'4" (2.84 x 1.63m)

FEATURES

- Two Bedroom Maisonette
- Private Entrance
- Modern Kitchen
- Modern Shower Room
- Double Glazed Throughout
- Bay Fronted Living Room
- Close To Amenities
- Town Views
- On Bus Routes
- Internal Viewing Highly Recommended

