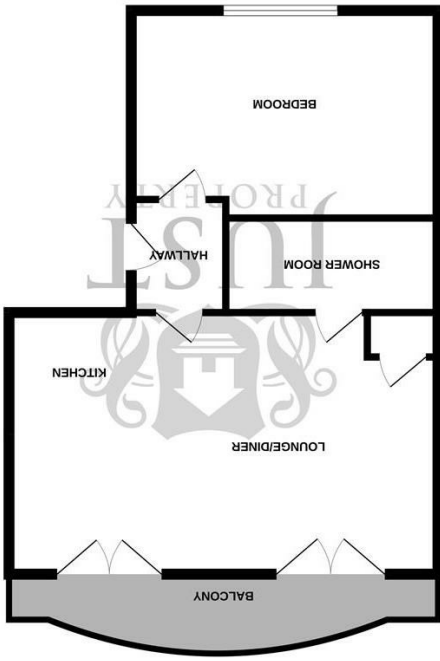


Measurements have been taken to the best of our knowledge and belief. Measurements are for guidance only and should not be relied upon. The company does not warrant the accuracy of the measurements. The company is not responsible for any errors or omissions. The company is not responsible for any loss or damage caused by any reliance on the information provided. The company is not responsible for any loss or damage caused by any reliance on the information provided. The company is not responsible for any loss or damage caused by any reliance on the information provided.

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	68
Potential	68



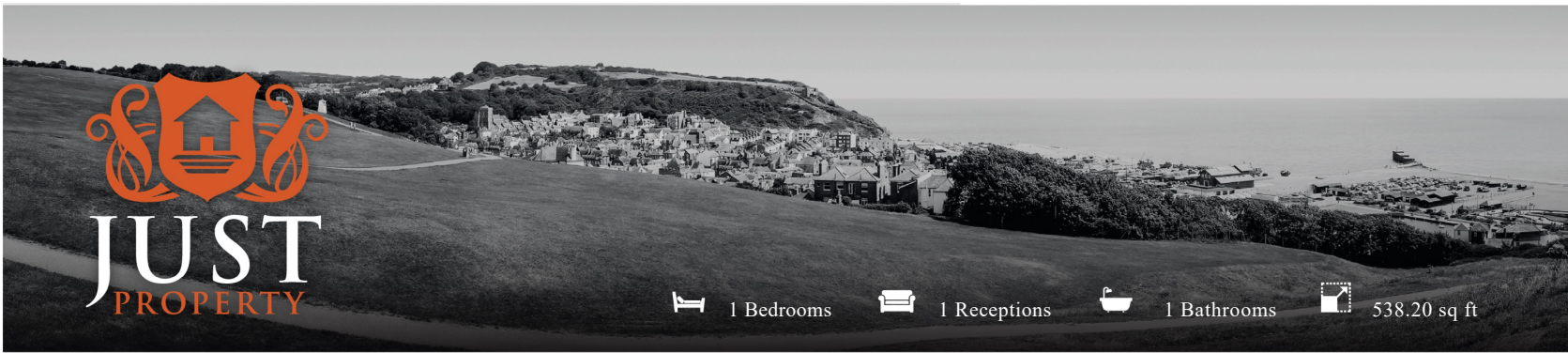
GROUND FLOOR



Flat 2, 45 Wellington Square, Hastings, TN34 1PN

# FLOORPLANS

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



1 Bedrooms | 1 Receptions | 1 Bathrooms | 538.20 sq ft

Leasehold

£299,950

Flat 2, 45 Wellington Square, Hastings, TN34 1PN







Leasehold

£299,950

1 Bedrooms 1 Receptions 1 Bathrooms 538.20 sq ft

## PROPERTY DETAILS

Over several years, Numbers 45 and 46 Wellington Square in Hastings have undergone meticulous conversion and renovation to reveal seven exceptional apartments within these Grade II listed properties. Retaining much of their historical charm dating back to 1815, the buildings have been extensively restored and internally strengthened, featuring energy-efficient utilities, superior sound and heat insulation, engineered oak floors with underfloor heating, high-quality kitchens, and traditional lime plastered walls.

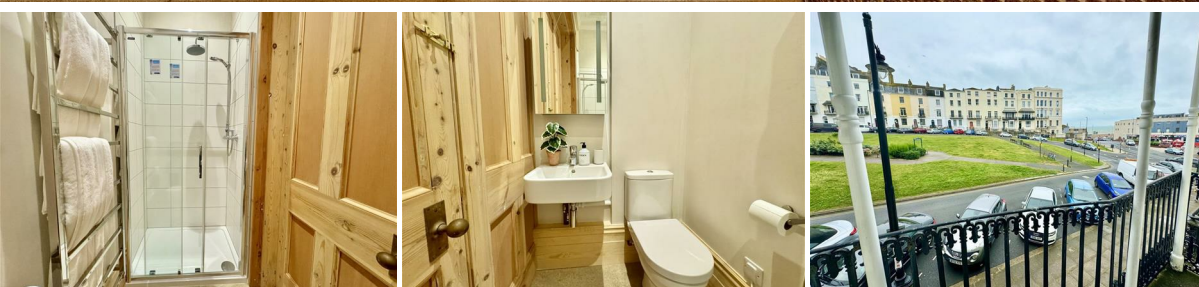
The apartments, designed with a quiet luxury, offer modern amenities built to last another 200 years. This south-facing apartment has views of the sea and Hastings Castle ruins, through a pair of French doors with historical glazing, opening onto a balcony renovated using period materials. Entrance lobby, hallway and stairs are beautifully finished with tessellated tiles, wool carpets and raised pattern wallpapers reflecting the original detailing.

Safety measures include discrete smoke shafts, top-tier fire alarms, and escape routes. The building does not have gas supplies for safety and future-proofing. Modern conveniences include entry systems, full fiber broadband, satellite, DAB, and TV services.

Bathrooms have simple white tiling, heated towel rails, demist mirror cabinets and natural lino flooring with underfloor heating and ample mains-pressure hot water. Kitchen features a ceramic sink in a hardwood surface, integrated AEG appliances and gloss white handle-less furniture.

Underfloor heating is provided by OMNIE's low-profile system, installed over reconstructed original floors for efficient, modern zoned heating. Management of the building is currently overseen by WSq Ltd, transitioning to resident management once all apartments are sold.

Apartment 2 in Number 45 boasts a lofty first-floor space with one bedroom, abundant sunlight, timber floors and textured walls. The high Regency ceilings enhance the open-plan reception area.



## ROOM DIMENSIONS

Communal Entrance

Front Door

Hallway

Bedroom

11'10" x 9'8" (3.63m x 2.96m )

Living Room/Diner/Kitchen

17'10" x 18'11" (5.46m x 5.77m )

Shower Room

3'11" x 7'6" (1.20 x 2.31m)

Balcony

## FEATURES

- Meticulous Renovation
- First Floor Apartment
- South Facing Sea Views
- OMNIE's Low-Profile Underfloor Heating
- 999 Year Lease
- Elegant Interiors
- Balcony
- High Quality Shower Room
- Historical Charm
- CHAIN FREE

