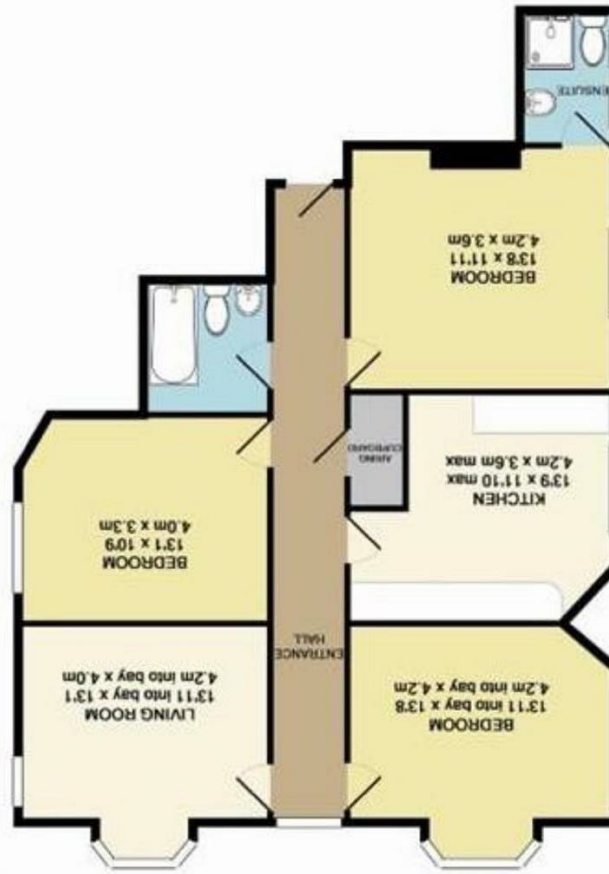


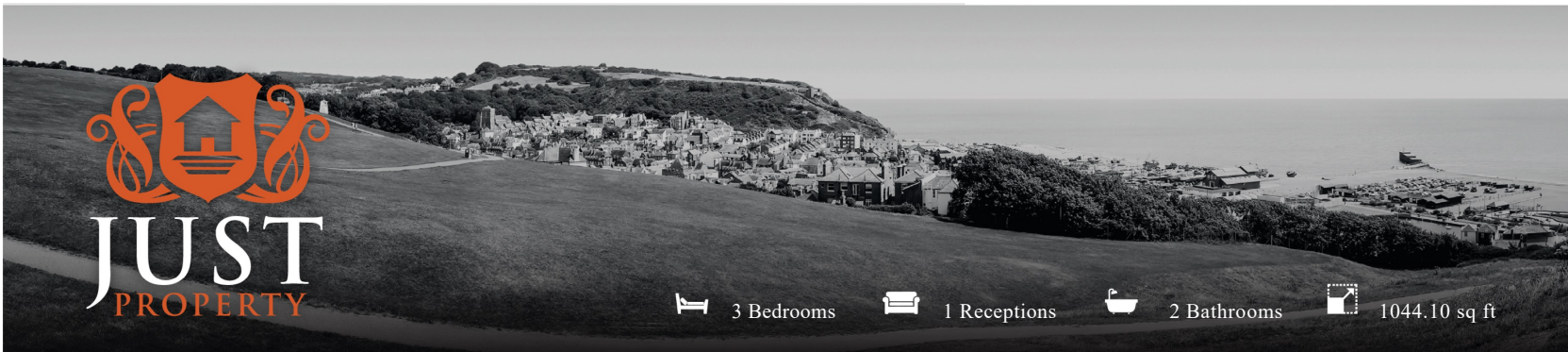
England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (92 plus)
	B (81-91)
	C (69-80)
	D (55-68)
	E (39-54)
	F (21-38)
Not energy efficient - higher running costs	G (1-20)
Current	72
Potential	81



10 Marianne House Old London Road, Hastings, TN35 5PQ

# FLOORPLANS

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



3 Bedrooms | 1 Receptions | 2 Bathrooms | 1044.10 sq ft

Leasehold - Share of Freehold

£325,000

10 Marianne House Old London Road, Hastings, TN35 5PQ



## PROPERTY DETAILS

**\*\*£325,000\*\***

Just Property Present to the open market this bright and airy **THREE DOUBLE BEDROOM** apartment situated within this popular and highly desirable tucked away location. The property is conveniently located within close proximity to local schools, transport links and The Historic Hastings Old Town, with there being an abundance of natural light flooding in and far reaching **SEA VIEWS** throughout this flat is not to be missed by any buyer and viewing is highly recommended via the vendors choice of sole agents Just Property.

The Living accommodation is arranged all on **ONE FLOOR** and boasts generous sized rooms, there are **THREE DOUBLE BEDROOMS** with the principle bedroom offering an En-suite shower room and W.C, a large fitted kitchen with multiple storage appliances and workspace area, a modern family bathroom and an attractive lounge with a stunning bay window.

Further benefits of being within this period **GRADE II** listed building is the communal gardens and off road parking space you get to enjoy, being set off from the road there is a real sense of fabulous privacy.

We have been advised by the owners that there is a remaining lease length of 100 years and a maintenance charge every 6 months of £1617.

To really get a feel for both the area and size of the property, call Just Property on 01424 444 100 for access for a viewing.

Council Tax Band - B



## ROOM DIMENSIONS

Communal Entrance Hall

Stairs or Lift to Second Floor

Entrance Hall

Lounge  
13'10" x 13'1" (4.24 x 3.99)

Kitchen  
13'8" x 11'10" (4.19 x 3.61)

Bedroom One  
13'8" x 12'0" (4.19 x 3.66)

En-suite Shower Room

Bedroom Two  
14'4" x 13'10" (4.37 x 4.22)

Bedroom Three  
13'10" x 10'11" (4.24 x 3.33)

Bathroom

Allocated Parking Space

Communal Gardens

## FEATURES

- Second Floor Apartment
- Three Double Bedrooms
- Grade II Listed Building
- Far Reaching Sea Views
- En-suite & Bathroom
- Allocated Parking Space
- Communal Gardens
- Desirable Location
- Viewing Essential

