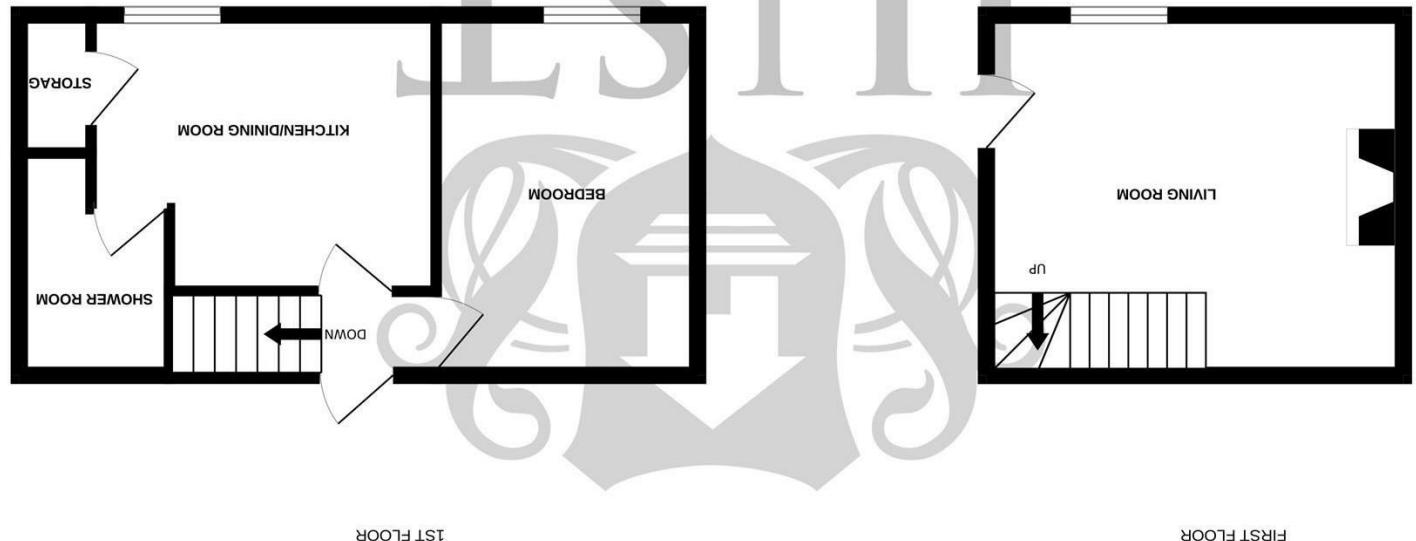


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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	40
Potential	81

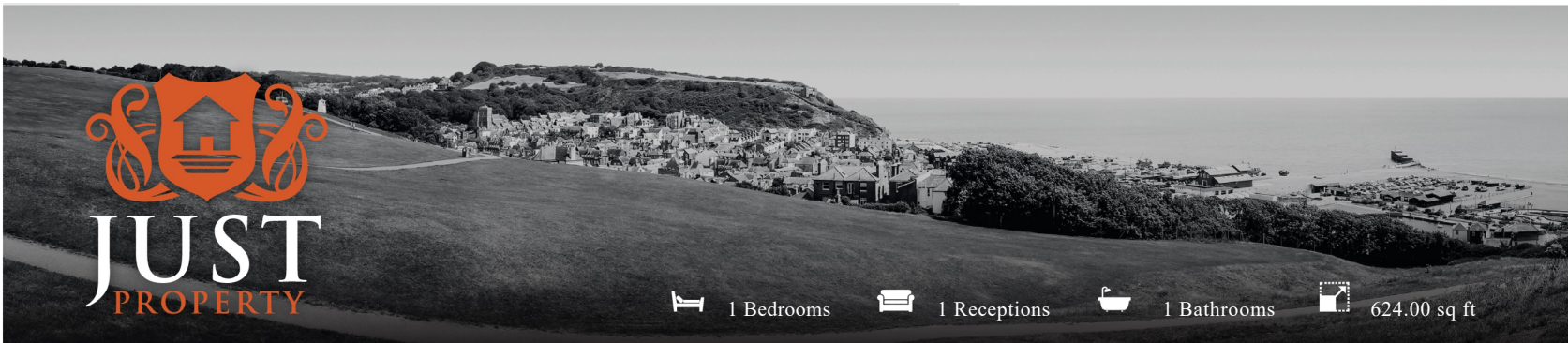


# FLOORPLANS

11a George Street, Old Town, Hastings, TN34 3EG



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

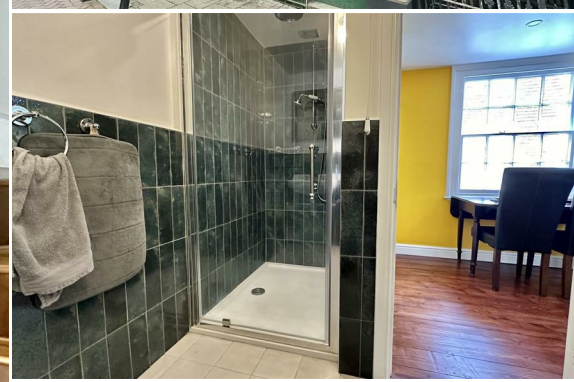


1 Bedrooms | 1 Receptions | 1 Bathrooms | 624.00 sq ft

11a George Street, Old Town, Hastings, TN34 3EG

Leasehold

**£209,950**







Leasehold

£209,950

1 Bedrooms 1 Receptions 1 Bathrooms 624.00 sq ft

## PROPERTY DETAILS

Welcome to this charming property located on George Street in the heart of Hastings Old Town. This beautifully presented one bedroom flat conversion boasts character and style, making it an ideal investment opportunity for those looking for a a super flat with long lease of 150 years.

Upon entering, you are greeted by a reception room that exudes warmth and character, perfect for relaxing or entertaining guests. The property features one shower room, providing a cozy and intimate space to unwind after a long day. The shower room is elegantly designed, adding a touch of luxury to this already impressive property.

Situated in the heart of Hastings Old Town, this property offers not just a place to live, but a lifestyle. With its convenient location, you'll have easy access to the vibrant local shops, cafes, and restaurants that make this area so special. Maintenance is approximately £1350 per annum and would make superb holiday apartment.

Whether you're looking to invest or to make this your new home, this character refurbished property is sure to capture your heart. Don't miss out on the opportunity to own a piece of Hastings history in this stunning flat conversion on George Street.



## ROOM DIMENSIONS

- Communal Door
- Stairs To Landing
- Front Door
- Living Room  
13'5" x 12'4" (4.11 x 3.76)
- Stairs To
- Kitchen / Dining Room  
13'5" x 11'5" (4.11 x 3.50)
- Storage Cupboard
- Shower Room / WC
- Bedroom  
13'7" x 8'2" (4.15 x 2.50)

## FEATURES

- CHAIN FREE
- One Double Bedroom
- 150 Year Lease
- Recently Refurbished
- Wonderful Location
- Walking Distance To Seafont and Beach
- Heart Of Hastings Old Town
- Fitted Kitchen and Dining Space
- Modern Fitted Shower Room / WC
- Utility Cupboard

