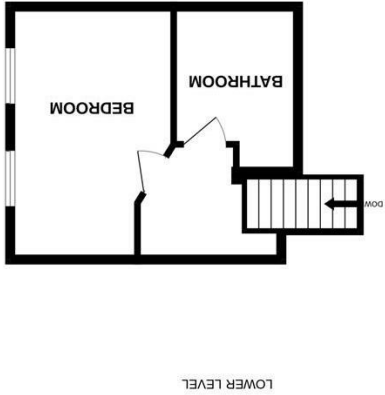
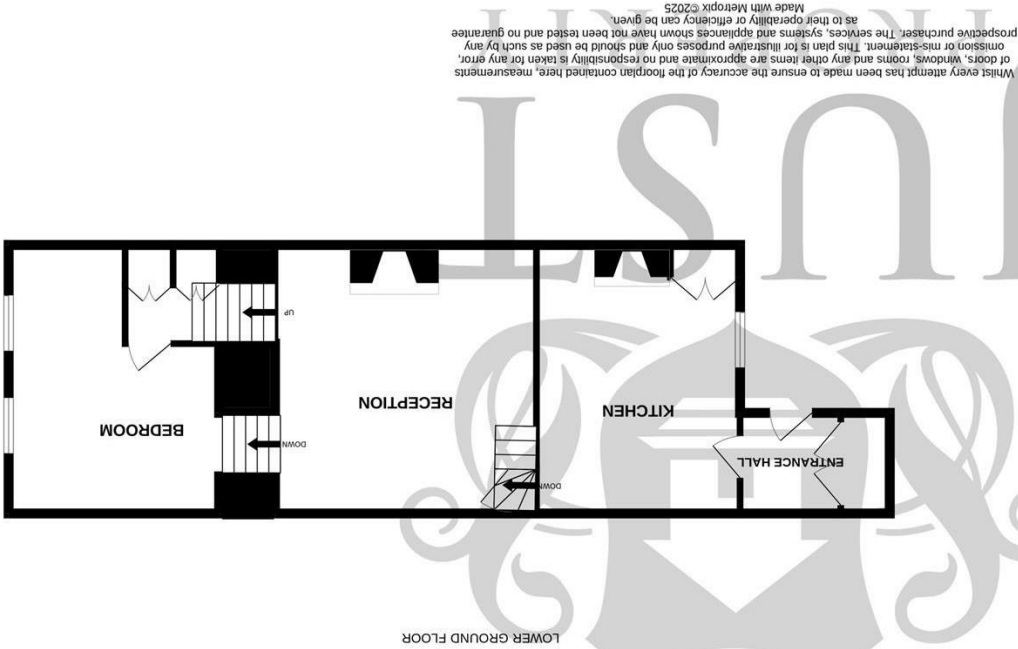




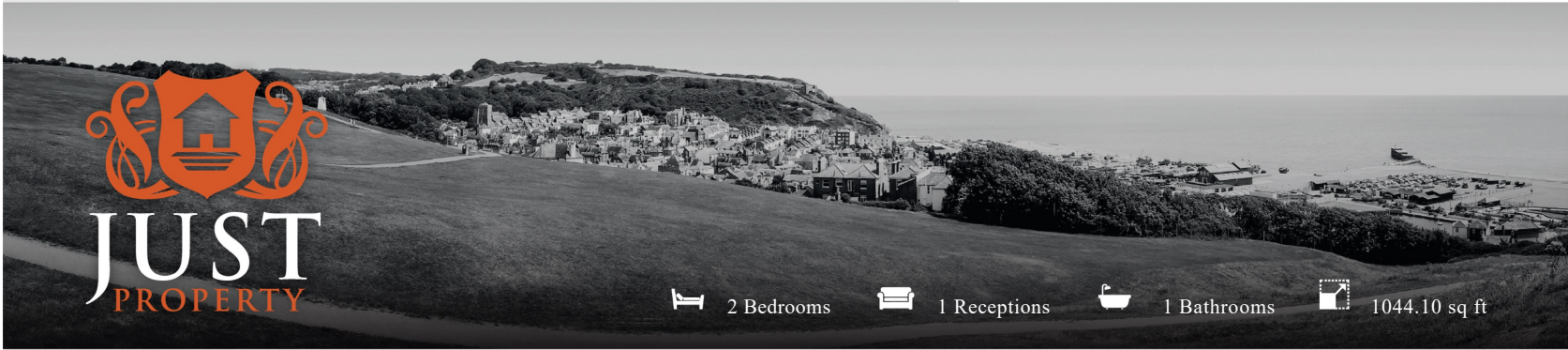
England & Wales		
EU Directive 2002/91/EC		
Energy Efficiency Rating	Current	Potential
	58	58
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



FLOORPLANS

Lower Ground Floor 46 Wellington Square, Hastings, TN34 1PN

www.justproperty.net



2 Bedrooms 1 Receptions 1 Bathrooms 1044.10 sq ft

Leasehold

£345,000

Lower Ground Floor 46 Wellington Square, Hastings, TN34 1PN





Leasehold

£345,000

2 Bedrooms

1 Receptions

1 Bathrooms

1044.10 sq ft

PROPERTY DETAILS

46 Wellington Square in Hastings has been carefully restored into seven exceptional apartments within these Grade II listed buildings. Retaining their historic charm from 1815, the properties have undergone extensive renovations, including energy-efficient utilities, superior sound and heat insulation, engineered oak flooring with underfloor heating, high-quality kitchens, and traditional lime-plastered walls.

Designed for longevity, this south-facing apartment has its own private entrance in a prime location near the seafront and local amenities. Modern safety features include discreet smoke shafts, top-tier fire alarms, and dedicated escape routes. The building is entirely gas-free for enhanced security and sustainability. Residents also benefit from entry systems, full fibre broadband, satellite, DAB, and TV services.

The bathroom features white tiling, heated towel rails, demisting mirror cabinets, and natural lino flooring with underfloor heating. The kitchen is finished with a ceramic sink set into a hardwood surface. A new 999-year lease ensures long-term peace of mind.

Underfloor heating is powered by OMNIE's low-profile system, installed over reconstructed original floors for efficient, zoned heating. WSq Ltd currently manages the building, with plans for a resident-led transition upon full occupancy.

This stunning lower ground-floor maisonette at Number 46 offers two well-proportioned bedrooms, premium-quality fittings, timber floors, and textured walls. High Regency ceilings enhance the open-plan kitchen and reception room, creating an inviting space for both relaxation and entertaining.

A rare opportunity not to be missed. To arrange a viewing, contact Just Property at 01424 444100.

ROOM DIMENSIONS

Courtyard

Front Door

Entrance Porch

Storage

Kitchen
16'8" x 12'9" (5.10m x 3.89m)

Storage

Stairs to Reception Room

Understair Storage

Reception Room
17'7" x 17'5" (5.38m x 5.31m)

Stairs to Bedroom

Storage

Bedroom
13'1" x 15'2" (4.01m x 4.64m)

Stairs to Lower Level

Hall

Bedroom
14'2" x 11'0" (4.33m x 3.36m)

Bathroom
9'10" x 5'10" (3.02m x 1.80m)

FEATURES

- Lower Ground Floor Flat with Private Entrance
- Meticulous Renovation
- Elegant Features
- 999 Year Lease
- Plentiful Storage
- Close to Seafront & Local Amenities
- CHAIN FREE
- Two Bedrooms
- Large Kitchen & Reception Room
- Generous Accommodation

