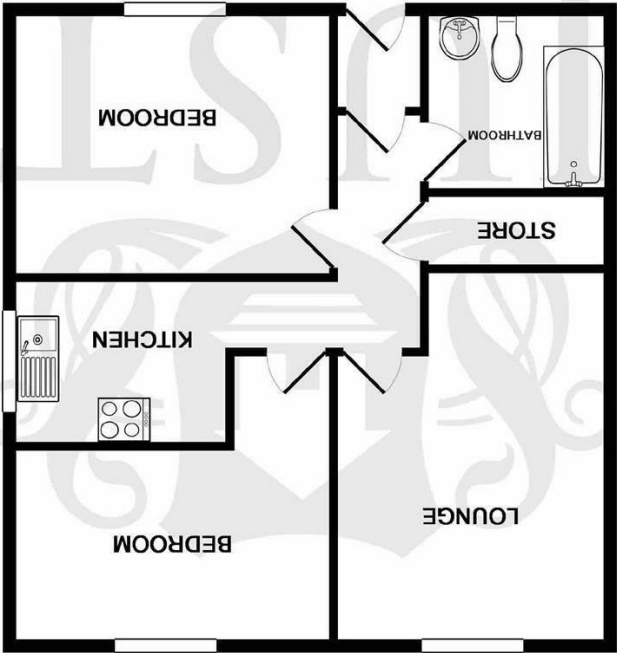




Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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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TOTAL APPROX. FLOOR AREA 521 SQ.FT. (48.4 SQ.M.)



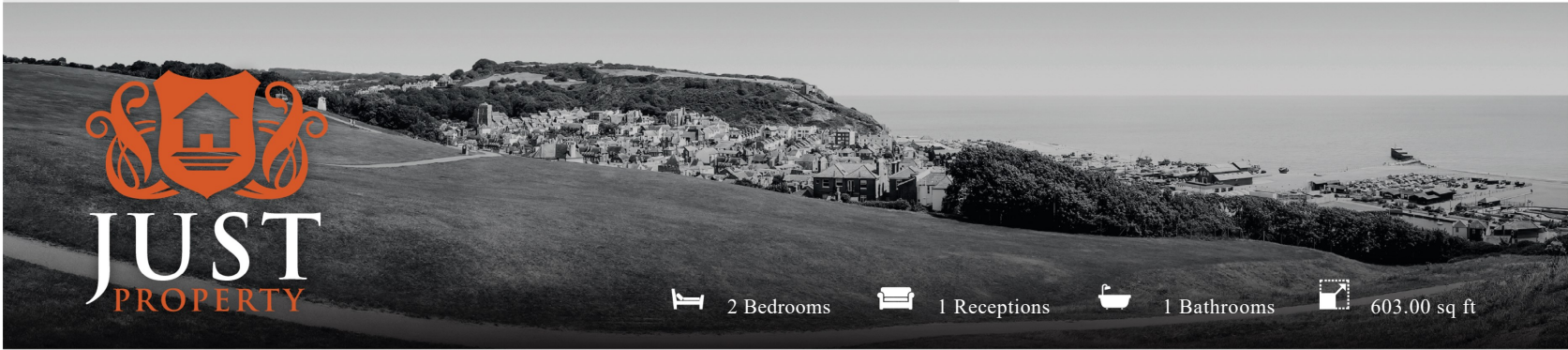
| England & Wales | | |
|---|-----------|--|
| EU Directive 2002/91/EC | | |
| Energy Efficiency Rating | | |
| Potential | Current | |
| Very energy efficient - lower running costs | | |
| A | (92 plus) | |
| B | (81-91) | |
| C | (69-80) | |
| D | (55-68) | |
| E | (39-54) | |
| F | (21-38) | |
| G | (1-20) | |
| Not energy efficient - higher running costs | | |
| 56 | | |
| 76 | | |



Flat 2 Pine Lodge 17 Ashburnham Road, Hastings, TN35 5JN

FLOORPLANS

www.justproperty.net

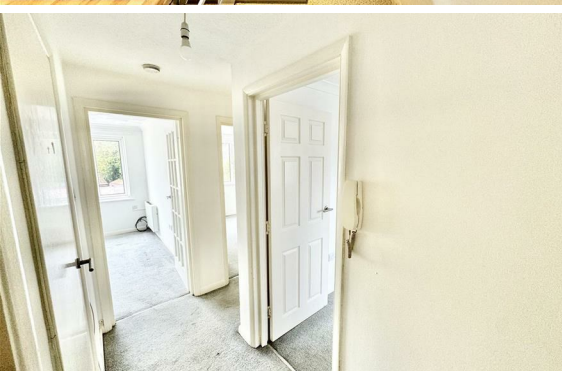


2 Bedrooms 1 Receptions 1 Bathrooms 603.00 sq ft

Flat 2 Pine Lodge 17 Ashburnham Road, Hastings, TN35 5JN

Leasehold - Share of Freehold

£152,000





2 Bedrooms



1 Receptions



1 Bathrooms



603.00 sq ft

PROPERTY DETAILS

A rare opportunity to acquire this redecorated two-bedroom ground floor apartment, located in the sought-after Clive Vale area. Finished to a high standard throughout, the property offers modern living within close reach of local schools, convenient bus routes, the picturesque East Hill and Hastings Country Park, as well as Hastings' historic Old Town, the Jerwood Gallery, and the seafront.

The well-planned accommodation comprises an entrance vestibule leading to a central hallway, a spacious lounge, a contemporary fitted kitchen, two generously sized double bedrooms, and a stylish bathroom with an overhead shower. Additional features include a useful storage cupboard, modern programmable electric radiators, UPVC double glazing, and the added benefit of ample parking availability.

The property is offered with a share of the freehold and the remainder of a 999-year lease term. Being sold chain-free, this home presents an ideal opportunity for first-time buyers, downsizers, or buy-to-let investors.

Early viewing is highly recommended to fully appreciate the quality, space, and prime location of this exceptional apartment.

ROOM DIMENSIONS

Communal Entrance

Front Door

Bedroom

11 x 10'7 (3.35m x 3.23m)

Bedroom

11'11 x 10'7 (3.63m x 3.23m)

Bathroom

Kitchen

9 x 5'10 (2.74m x 1.78m)

Lounge / Dining Room

14'6 x 9'11 (4.42m x 3.02m)

Allocated Parking

FEATURES

- CHAIN FREE
- Two Double Bedrooms
- Great Position Close to Hastings Old Town
- Ample Parking Availability
- Redecorated Recently
- Share Of Freehold
- Walking Distance To Country Park and Seafront
- Electric Heating

