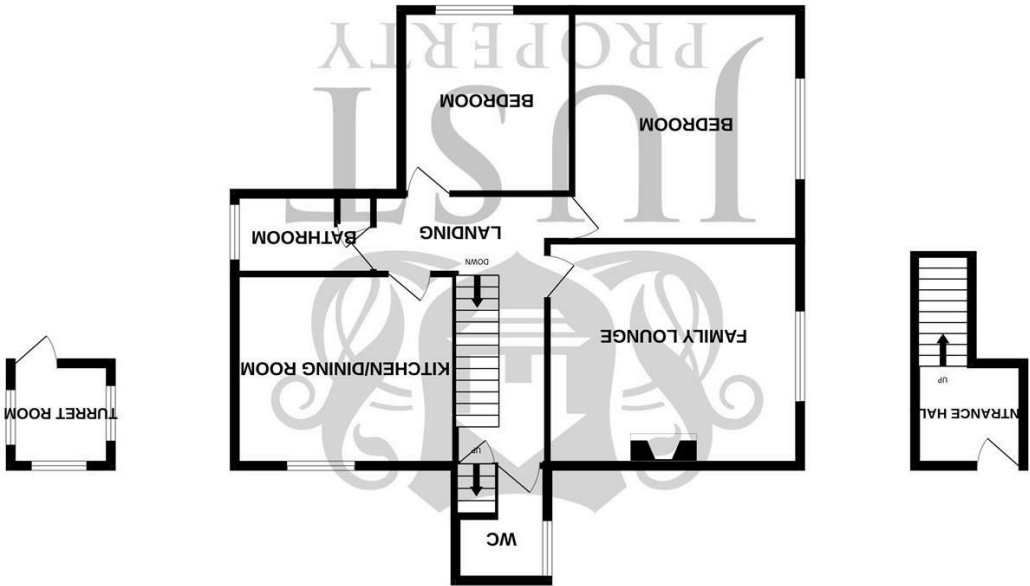




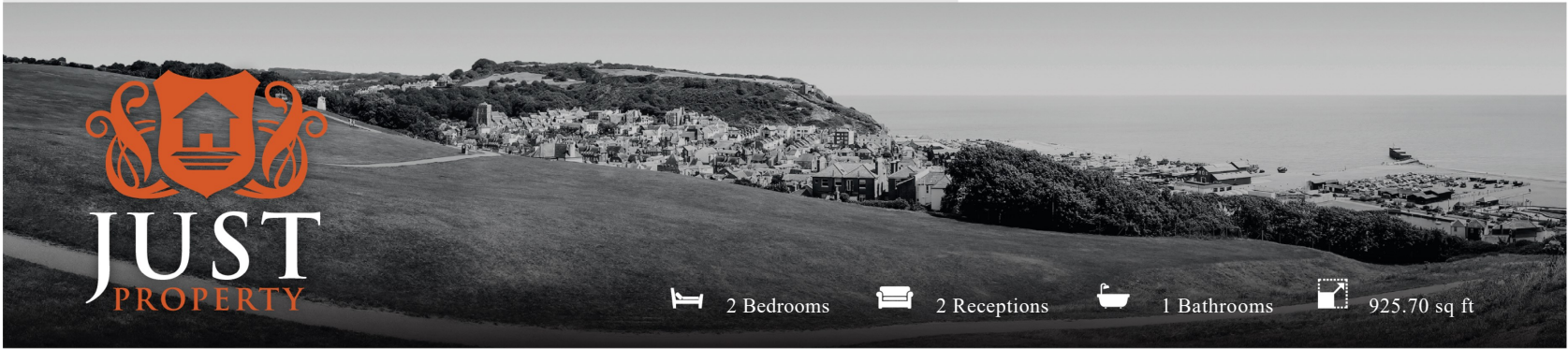
| Energy Efficiency Rating |         |    |
|--------------------------|---------|----|
| England & Wales          |         |    |
| EU Directive 2002/91/EC  |         |    |
| Potential                | Current |    |
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FIRST FLOOR



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



2 Bedrooms 2 Receptions 1 Bathrooms 925.70 sq ft

Richmond Lodge, 32B Laton Road, Hastings, TN34 2ES

Leasehold - Share of Freehold

£340,000





Leasehold - Share of Freehold

£340,000



2 Bedrooms



2 Receptions



1 Bathrooms



925.70 sq ft

## PROPERTY DETAILS

### CHAIN FREE

Richmond Lodge presents a rare opportunity to acquire an exceptionally spacious and beautifully presented two-bedroom first-floor apartment in the sought-after Blacklands conservation area of Hastings. Situated opposite the picturesque Blacklands Church and just moments from Alexandra Park - with its cafés, green spaces, boating lake, and walking routes- this stunning home is within easy reach of Hastings town centre, the seafront, and the mainline railway station. There are two highly rated schools, primary and secondary, within a few minutes' walk and the vibrant Old Town, with its independent shops, cafés, and galleries, is also nearby.

Accessed via its own private front door, the apartment opens to a bright and spacious galleried landing adorned with locally crafted stained glass windows. The well-appointed kitchen includes Rangemaster dual fuel cooker and integrated appliances: dishwasher, washing machine, freezer, and fridge. The spacious dining area offers delightful views over the church. The accommodation features a stylish family bathroom, a separate WC, and two generously sized double bedrooms. The standout living room boasts a feature fireplace and charming arched windows. All sash windows are original and recently overhauled, including heritage slimline double glazing in principal rooms.

A unique highlight is the turret room - ideal as a home office, creative space, or reading nook.

Externally, the property benefits from its own front garden, off-road parking, and two garages.

Further advantages include a share of the freehold with balance of 999 year lease, a gas combi boiler with a Hive heating control. One third of costs is paid on an 'as and when' basis towards building maintenance - there is currently an annual contribution of £300 towards buildings insurance.

This unique home must be viewed to be fully appreciated. Viewings via Just Property.

## ROOM DIMENSIONS

Private Front Door

Entrance Lobby

Stairs Up To

Hallway

Kitchen/Dining Room  
13'8 x 11' (4.17m x 3.35m')

Bedroom  
14 x 12'7 (4.27m x 3.84m)

Bedroom  
10'9 x 9'2 (3.28m x 2.79m)

Bathroom  
10'4 x 4'8 (3.15m x 1.42m)

W.C

Family Lounge  
18'3 x 15 (5.56m x 4.57m)

Stairs Up To

Turret Room  
6 x 6 (1.83m x 1.83m)

Off Road Parking

Garages

Front Garden

## FEATURES

- CHAIN FREE First Floor Apartment
- Two Double Bedrooms
- Popular Conservation Area of Blacklands, Hastings
- Fitted Kitchen / Dining Room
- Interesting Turret Room
- Walking Distance To Park, Town Centre and Seafront
- Off Road Parking and Two Garages
- Share Of Freehold
- Wonderful Condition
- Large loft with potential for future development

