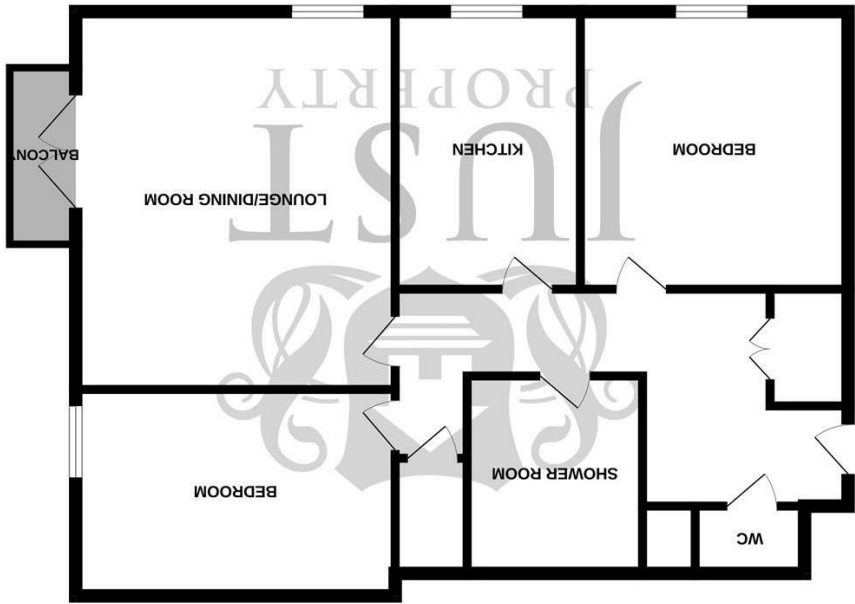




What every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of house, garden, rooms and any other feature are approximate and responsibility is taken by any person or persons who have taken the measurements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have been tested and no guarantee as to their operability or efficiency can be given.

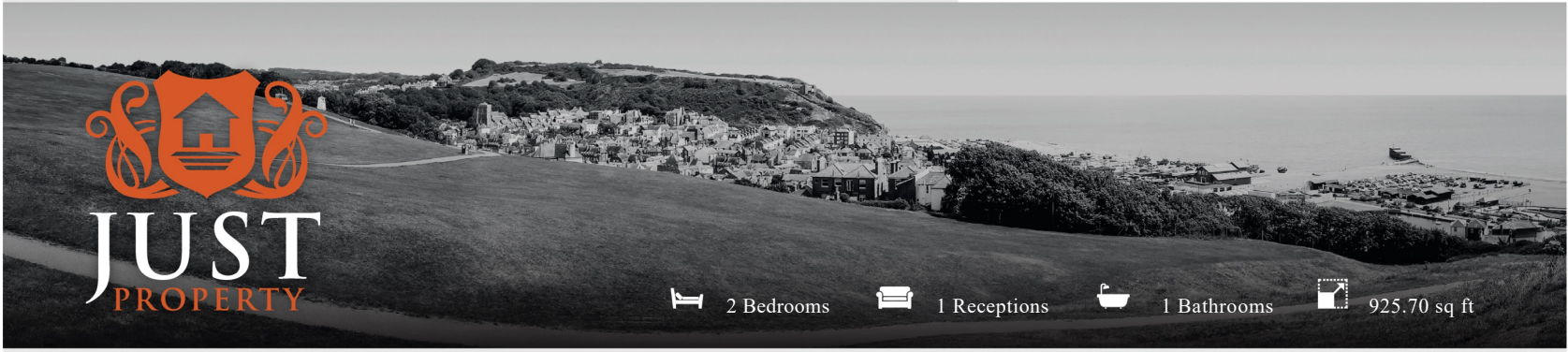
FIRST FLOOR



Energy Efficiency Rating		
England & Wales		
EU Directive 2002/91/EC		
Potential	Current	
81	77	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



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2 Bedrooms 1 Receptions 1 Bathrooms 925.70 sq ft

Flat 4, Royal Court St. Helens Road, Hastings, TN34 2LP

Leasehold - Share of Freehold

£199,650





PROPERTY DETAILS

CHAIN FREE

A spacious and immaculately presented two double bedroom first-floor apartment, located in the highly sought-after Royal Court development, directly opposite the stunning Alexandra Park in Hastings. This impressive purpose-built property is ideally situated within walking distance of Hastings town centre, with its wide range of shops, the seafront and promenade, and the historic Old Town. Convenient bus routes are also available directly outside.

The well-proportioned accommodation comprises a generous entrance hallway with two large storage cupboards, two good-sized double bedrooms, a modern family shower room/WC, and an additional separate WC. There is a contemporary fitted kitchen and a large lounge/dining room measuring over 5 metres in length, which opens onto a private balcony enjoying views over the park and benefiting from afternoon and evening sunshine.

Additional features include allocated underground parking, use of the attractive communal gardens to the rear, and a private storage cupboard allocated to the apartment. The property is offered chain free and benefits from a share of the freehold with the remainder of a 999-year lease. The current service charge is approximately £2,700 per annum.

This beautifully presented apartment offers excellent value for money in a prime location, and viewing is highly recommended by the vendor's sole agents, Just Property.

ROOM DIMENSIONS

Communal Entrance and Hallway

Residents Lift

Front Door

Hallway

Storage Cupboard x 2

WC

Bedroom
11'8" x 11'6" (3.56 x 3.51)

Bedroom
14'0" x 9'3" (4.29 x 2.84)

Family Shower Room / WC

Lounge / Dining Room
17'3" x 13'8" (5.26 x 4.17)

Kitchen
12'4" x 8'2" (3.76 x 2.51)

External Storage Cupboard

Allocated Parking Spot Under Ground

Communal Gardens



FEATURES

- CHAIN FREE
- Water Rates Included
- Two Double Bedrooms
- Secure Underground Parking
- New Carpets Fitted
- Fitted Kitchen
- Large Shower Room and Separate WC
- Share of Freehold & Balance Of 999 Year Lease
- Opposite Alexandra Park & Walking Distance To Town Centre and Seafront
- Communal Gardens & Residents Lift

