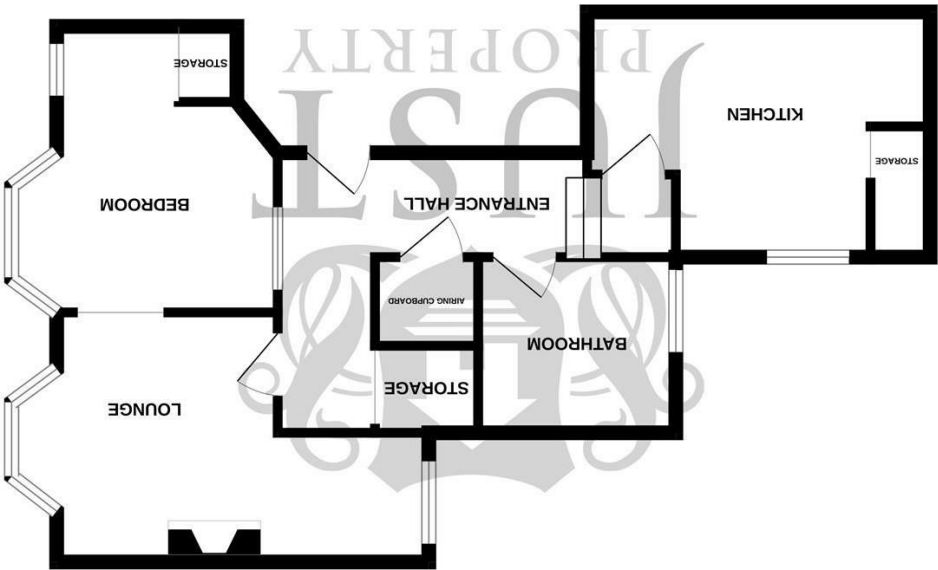




While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as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



FIRST FLOOR

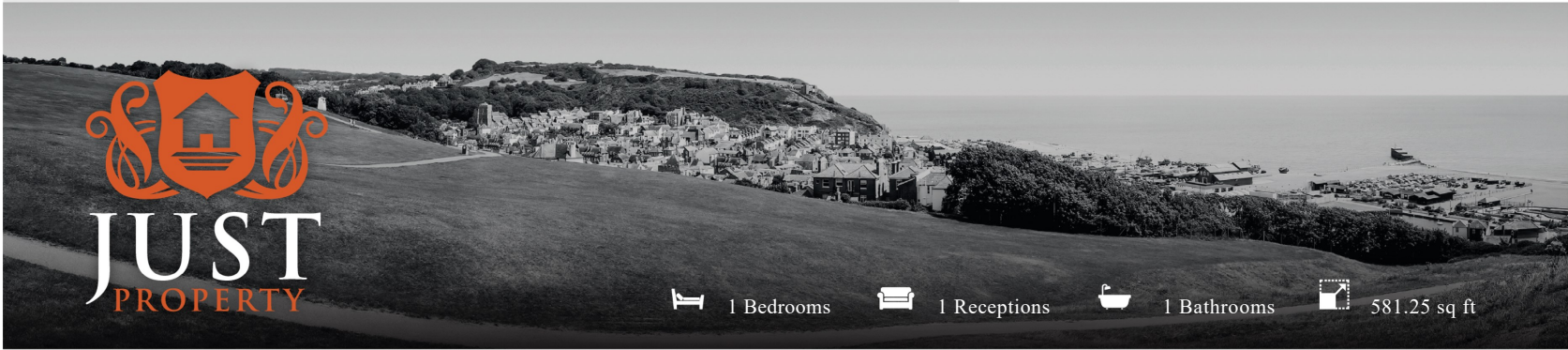
Energy Efficiency Rating			
EU Directive 2002/91/EC			
England & Wales			
<div>Very energy efficient - lower running costs</div> <div>A (92 plus)</div> <div>B (81-91)</div> <div>C (69-80)</div> <div>D (55-68)</div> <div>E (39-54)</div> <div>F (21-38)</div> <div>G (1-20)</div> <div>Not energy efficient - higher running costs</div>	<div>55</div>	<div>85</div>	
			Current
			Potential



## FLOORPLANS

Flat 1 Made in Hastings, 82 High Street, Old Town, Hastings, TN34 3EL

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



1 Bedrooms 1 Receptions 1 Bathrooms 581.25 sq ft

Flat 1 Made in Hastings, 82 High Street, Old Town, Hastings, TN34 3EL

Leasehold

£149,650







Leasehold

£149,950



1 Bedrooms



1 Receptions



1 Bathrooms



581.25 sq ft

## PROPERTY DETAILS

\*\*\*CHAIN FREE\*\*\*

Located in the heart of Hastings' vibrant and historic Old Town, this spacious one-bedroom first floor apartment offers an excellent opportunity for buyers looking to add value and create a bespoke living space. In need of some modernisation, the property provides a fantastic blank canvas in a highly sought-after location, just moments from the seafront and surrounded by the character and charm of the Old Town's independent shops, galleries, cafés and pubs.

Accessed via a communal entrance, the apartment opens into a welcoming entrance hall, which leads through to a generously sized lounge and double bedroom. Both rooms are filled with natural light thanks to attractive bay windows overlooking the bustling High Street, and offer great proportions with high ceilings and original features that hint at the property's potential.

The bathroom is located off the hallway and offers space for reconfiguration or updating to suit modern tastes. Towards the rear of the apartment, a few steps lead up to a separate kitchen which overlooks the quiet and picturesque Sinnock Square – a rare view that adds a touch of tranquillity to this centrally located home.

Further benefits include a long lease circa 999 years remaining & a manageable service charge of £100 per month.

Whether you're a first-time buyer, an investor, or looking for a charming pied-à-terre by the sea, this property is full of potential. With its unbeatable location, generous layout, and scope for improvement, early viewing is highly recommended through sole agents Just Property.

## ROOM DIMENSIONS

Communal Entrance

Stairs To First Floor

Front Door

Entrance Hall

Storage

Airing Cupboard

Lounge

19'11" x 11'10" (6.08m x 3.63m)

Bedroom

12'7" x 10'11" (3.84m x 3.34m)

Storage

Bathroom

6'5" x 6'2" (1.97 x 1.90m)

Kitchen

11'10" x 10'6" (3.63m x 3.21m)

Storage

## FEATURES

- CHAIN FREE
- Excellent Blank Canvas
- Vibrant Amenities Of The Old Town On Your Doorstep
- One Bedroom First Floor Apartment
- Occupying First Floor of Grade II Listed Building
- Exceptional Old Town Location
- Generous Lounge & Bedroom With Bay Window
- Plentiful Storage
- Secondary Glazing
- COUNCIL TAX BAND - A

