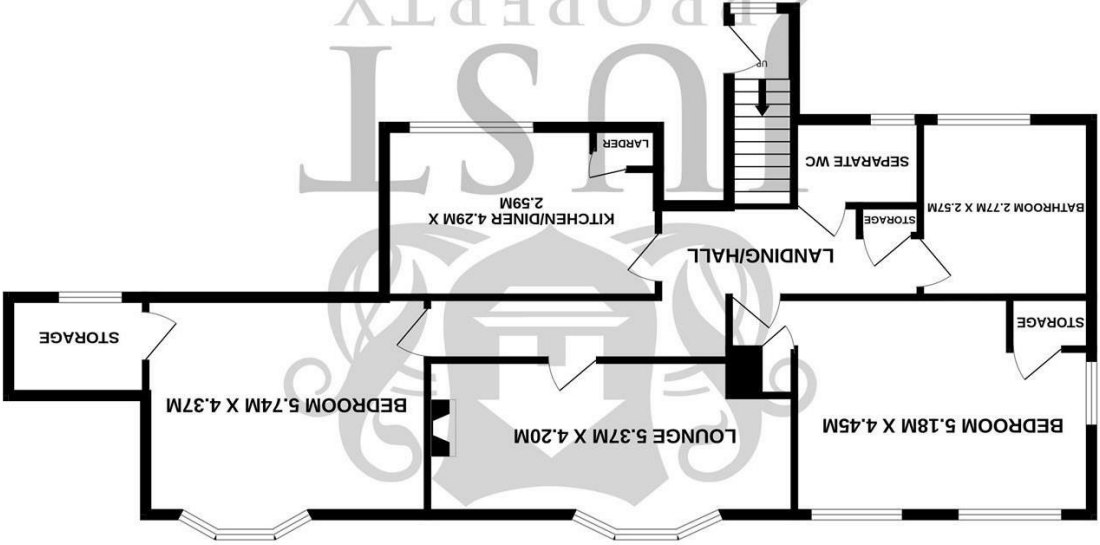




Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

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Energy Efficiency Rating			
EU Directive 2002/91/EC			
<p>A horizontal bar chart showing the energy efficiency rating scale from A to G. The scale is represented by colored bars of increasing length from A to G. A green arrow points to the '63' mark on the scale, and a red arrow points to the '80' mark.</p>	Current	Potential	
	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		



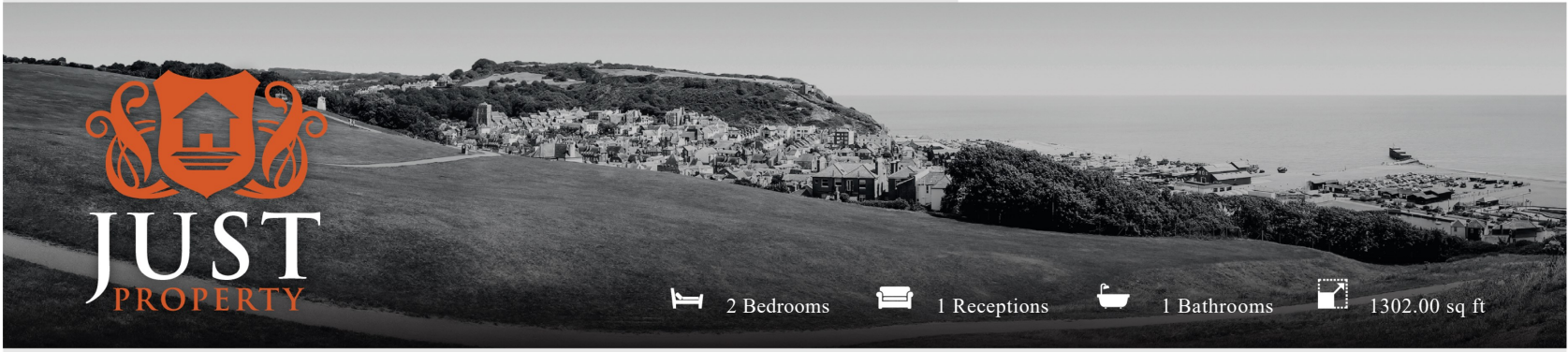
TOP FLOOR



FLOORPLANS

9 Hazel Court, Hastings, TN35 4PE

www.justproperty.net



2 Bedrooms 1 Receptions 1 Bathrooms 1302.00 sq ft

9 Hazel Court, Hastings, TN35 4PE

Leasehold - Share of Freehold

£265,000



PROPERTY DETAILS

CHAIN FREE spacious Two-Bedroom Top Floor Apartment with Six Acres of Communal Woodland Gardens

Just Property are delighted to introduce to the market this exceptionally spacious two double bedroom first-floor apartment, positioned within the highly sought-after and historic Hazel Court building on Stonestile Lane, Hastings. This residence is enviably located, providing convenient access—approximately a 10-minute journey—to the vibrant and historic Hastings Old Town, with its array of independent boutiques, cafes, and access to the seafront and promenade.

A significant and defining feature of this property is the access to approximately 6 acres of spectacular, established communal woodland gardens. These private grounds afford residents tranquil walking opportunities and deliver far-reaching, uninterrupted views over the surrounding countryside. The mature planting, including established trees and shrubs, ensures a secluded and beautiful setting, rarely found in apartment living. Further, communal use of outside washing lines.

The accommodation is notably generous, occupying the top floor and benefiting from excellent natural light. Access is gained via a communal entrance leading to a private staircase. Internally, the accommodation is well-proportioned, featuring a generous landing with substantial built-in storage, a functional kitchen/diner, a separate principal lounge with wood burner, a family bathroom, and a separate WC. Two well proportioned double bedrooms complete the accommodation.

Further benefits include a share of freehold, long lease circa 937 years remaining & an annual service charge circa £1,920.

This property offers a unique opportunity to acquire a spacious home with period character and unparalleled outdoor amenity in a convenient location. It is perfectly suited for those seeking a tranquil, green environment while remaining connected to local town life.

Early viewing is highly recommended to fully appreciate this exceptional property.

ROOM DIMENSIONS

Communal Entrance

Stairs To Front Door

Steps To Landing

WC

Bathroom
9'1" x 8'5" (2.77m x 2.57m)

Bedroom
16'11" x 14'7" (5.18m x 4.45m)

Storage

Lounge
17'7" x 13'9" (5.37m x 4.20m)

Bedroom
18'9" x 14'4" (5.74 x 4.37)

Storage

Fitted Kitchen / Diner
14'0" x 8'5" (4.29m x 2.59m)

Larder

Residents Parking

Communal Gardens (six acres approx)

FEATURES

- Share of Freehold
- 937 Years Remaining on Lease
- Two Large Double Bedrooms
- Stunning Country Views
- 6 Acres of Beautiful Communal Gardens and Woodland
- CHAIN FREE
- Fitted Kitchen / Dining Room
- Bathroom and Separate WC
- Semi Rural Location 10 minutes from Hastings Town Centre / Old Town
- Residents Communal Parking

