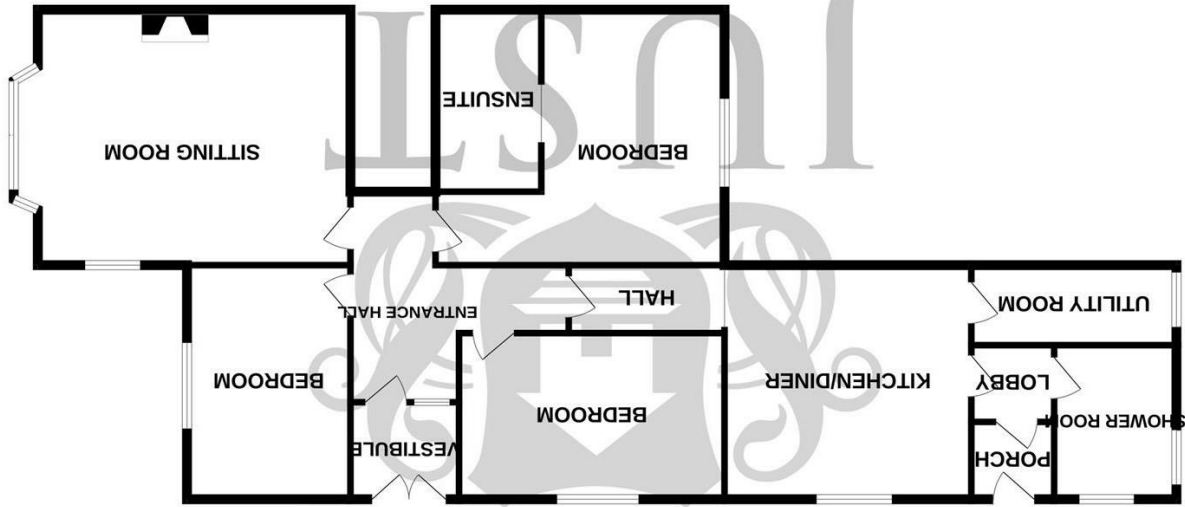




Energy Efficiency Rating		
England & Wales		
EU Directive 2002/91/EC		
<p>A (92 plus) B (81-91) C (69-80) D (55-68) E (39-54) F (21-38) G (1-20)</p>	Very energy efficient - lower running costs	Not energy efficient - higher running costs
	Potential	Current
	63	
	77	



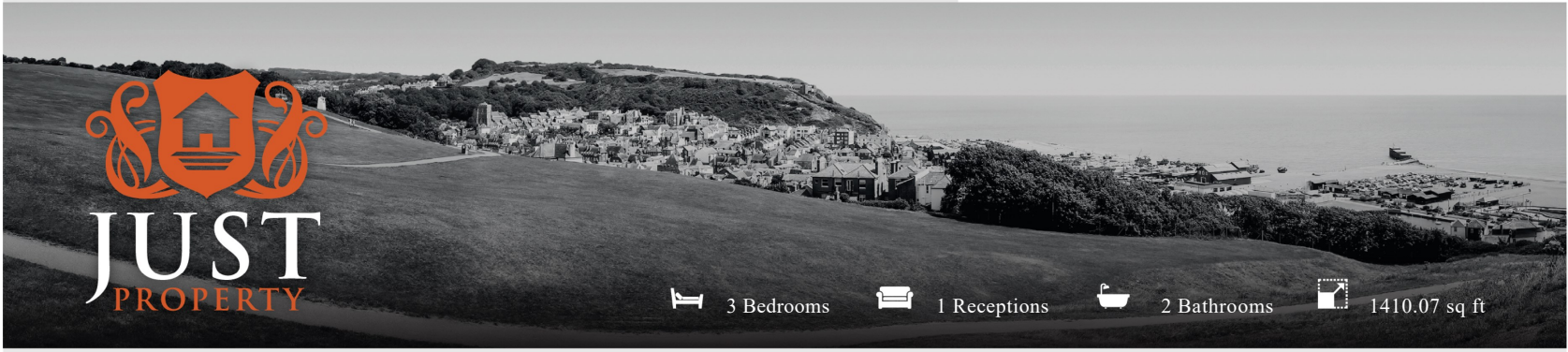
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

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GROUND FLOOR



www.justproperty.net



3 Bedrooms 1 Receptions 2 Bathrooms 1410.07 sq ft

Ground Floor Flat 30 Ashburnham Road, Hastings, TN35 5JL

Leasehold

£300,000





Leasehold

£300,000



3 Bedrooms



1 Receptions



2 Bathrooms



1410.07 sq ft

PROPERTY DETAILS

Located in the favored Clive Vale area of Hastings, this beautifully presented and spacious three bedroom ground floor GARDEN apartment, forming part of this Victorian building dating from 1870 and retaining many original features throughout. Within walking distance of the historic Old Town of Hastings with its great selection of independent shops, cafes and entertaining spaces, as well as the country park and locals schools.

The accommodation comprises a 21'10 bay fronted drawing room with original ceiling rose & corning, feature fireplace, a principle bedroom with an en-suite shower room/WC, a second bedroom and a further double bedroom. The inner hallway provides access to a fitted kitchen/breakfast room with Schrieber units, Corian worksurfaces & a butler sink as well as built-in appliances, a door leads to a pantry with plumbing for a washing machine and a inner lobby with stable door to the side garden and a further door to the family shower room/WC

The front & side GARDENS are a particular feature of the property and there are also OFF ROAD PARKING spaces. The property also enjoys views towards the sea from the drawing room bay window.

Further benefits are a maintenance fee which is on an as and when basis, a peppercorn ground rent and a lease length of 166 years.

Viewing highly comes highly recommended via sole agents JUST PROPERTY

ROOM DIMENSIONS

Front Door

Entrance Vestibule

Entrance Hallway

Bedroom

15'1" x 10'11" (4.605 x 3.346)

Bedroom

13'6" x 9'10" (4.128 x 3.017)

Bedroom

15'10" x 10'2" (4.840 x 3.102)

En Suite

Family Shower Room

9'2" x 7'3" (2.811 x 2.226)

Living Room

21'10" x 10'11" (6.660 x 3.346)

Kitchen / Breakfast Room

13'3" x 13'2" (4.050 x 4.036)

Utility Room

12'9" x 3'2" (3.896 x 0.984)

Rear Lobby

Enclosed Courtyard Garden

Off Road Parking

FEATURES

- Beautiful Ground Floor Apartment
- Three Double Bedrooms
- Two Bathrooms
- Popular Clive Vale Location
- Private Garden
- Parking
- Kitchen / Breakfast Room
- 1410 Sq Ft
- Spacious Living Areas



Please note that we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and accordingly if there are any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.