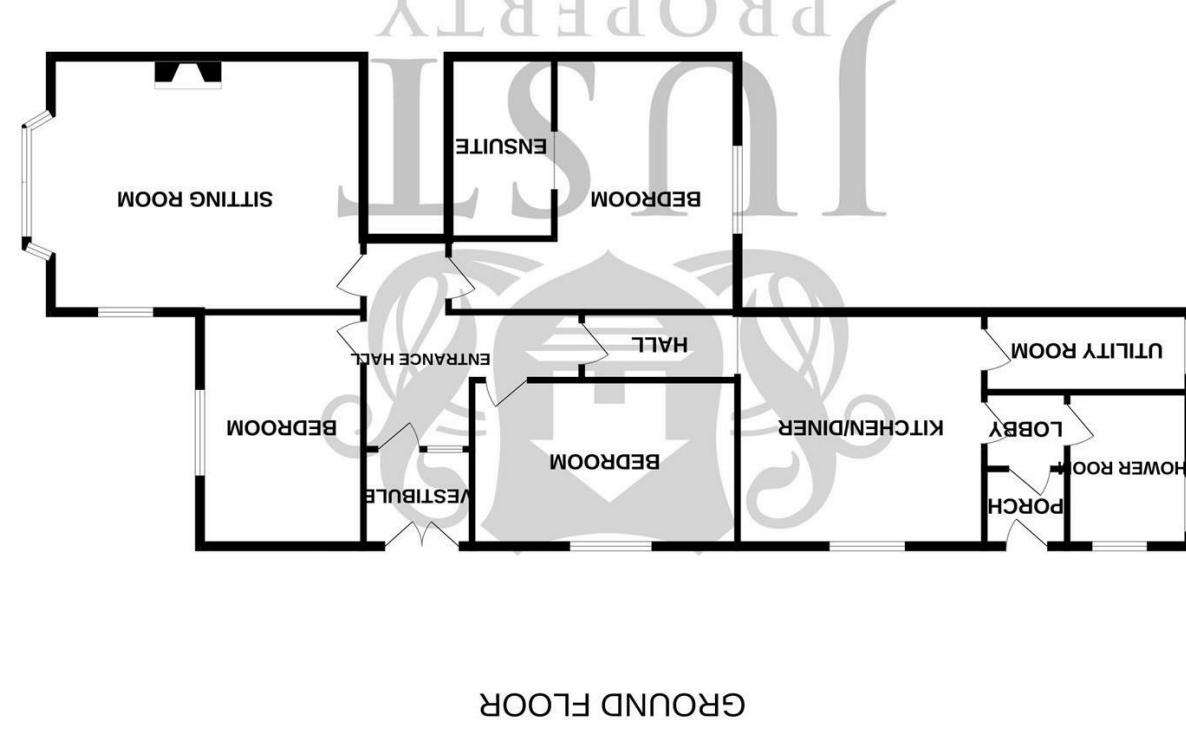
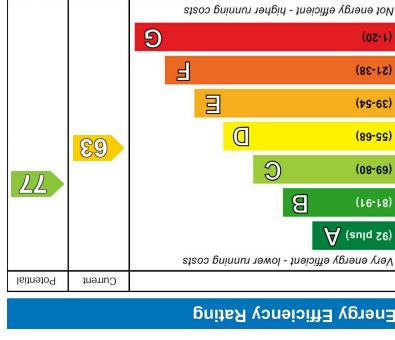


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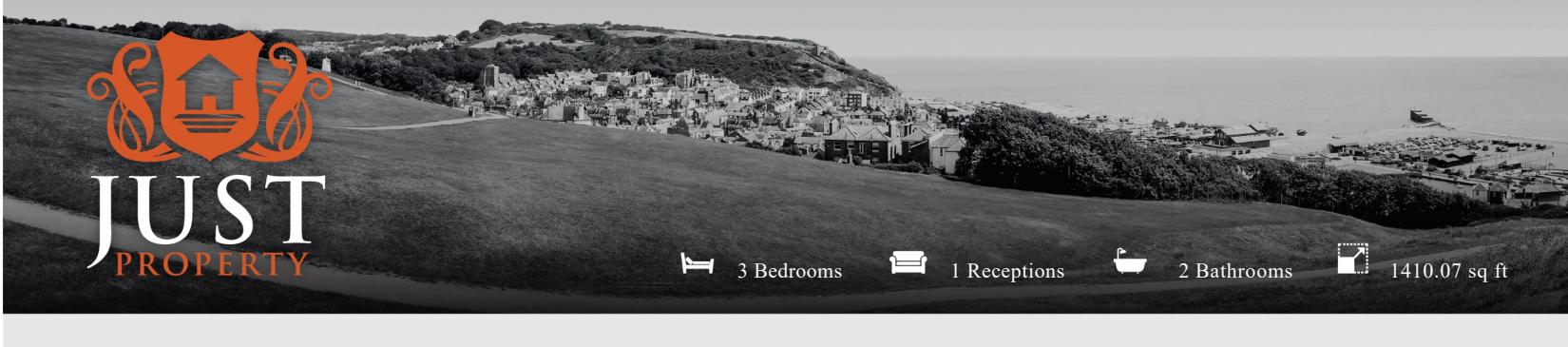
GROUND FLOOR

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

## FLOORPLANS



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



£300,000

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





**£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 local schools.

The accommodation comprises a 21'10 bay fronted drawing room with original ceiling rose & cornicing, 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

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

Entrance Vestibule

Rear Lobby

Entrance Hallway

Enclosed Courtyard Garden

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

Off Road Parking

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)

## 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

