



Not to Scale. Produced by The Plan Portal 2023
For Illustrative Purposes Only.



Approximate Gross Internal Area
462 sq ft - 43 sq m
Homedane House

BURGESS & CO. 16 Homedane House, Denmark Place, Hastings, TN34 1PQ
01424 222255

Offers Over
£169,950



Burgess & Co are delighted to bring to the market this newly refurbished one bedroom apartment which occupies part of the second floor of this popular retirement development for 60's and over. Ideally situated along Hastings seafront and within walking distance of the Town Centre with its range of shopping facilities, restaurants, mainline railway station and bus services. The accommodation comprises entrance hall, sitting/dining room, modern fitted kitchen, large double bedroom and modern fitted shower room. Further benefits include views across the communal gardens, a lift service to all floors, laundry room, drying area, residents lounge with kitchen and access to a sun terrace, parking [subject to availability] and bedroom suites which are available to guests. Viewing highly recommended by vendors sole agents.

Communal Entrance Hall

With stairs/lift to all floors.

Second Floor Landing

With private front door to

Entrance Hall

With entry phone system, smart call system, storage cupboard with meters, fuse box & water tank.

Sitting/Dining Room

17'2 x 11'1

With night storage heater, new carpets, pull cord system, feature electric fireplace, large double glazed tilt & turn window overlooking the communal garden. Opening to

Kitchen

7'2 x 5'3

Comprising matching range of wall & base units, worksurface, inset sink unit, inset electric hob & oven under, extractor hood over, space for fridge/freezer.

Bedroom

14'5 x 8'6

With electric heater, new carpets, built-in wardrobe, pull cord system, double glazed window to the side.

Shower Room

6'7 x 5'2

Comprising shower cubicle with electric shower, low level w.c, vanity unit with inset wash hand basin & mixer tap, wall mounted mirrored cupboard.

Outside

There are well maintained communal gardens.

NB

There is a 99 year Lease from 1st September 1985. We have been informed by the sellers that the ground rent is £253.88 per annum and the annual service charge is £3,453.09. Council tax band: B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

