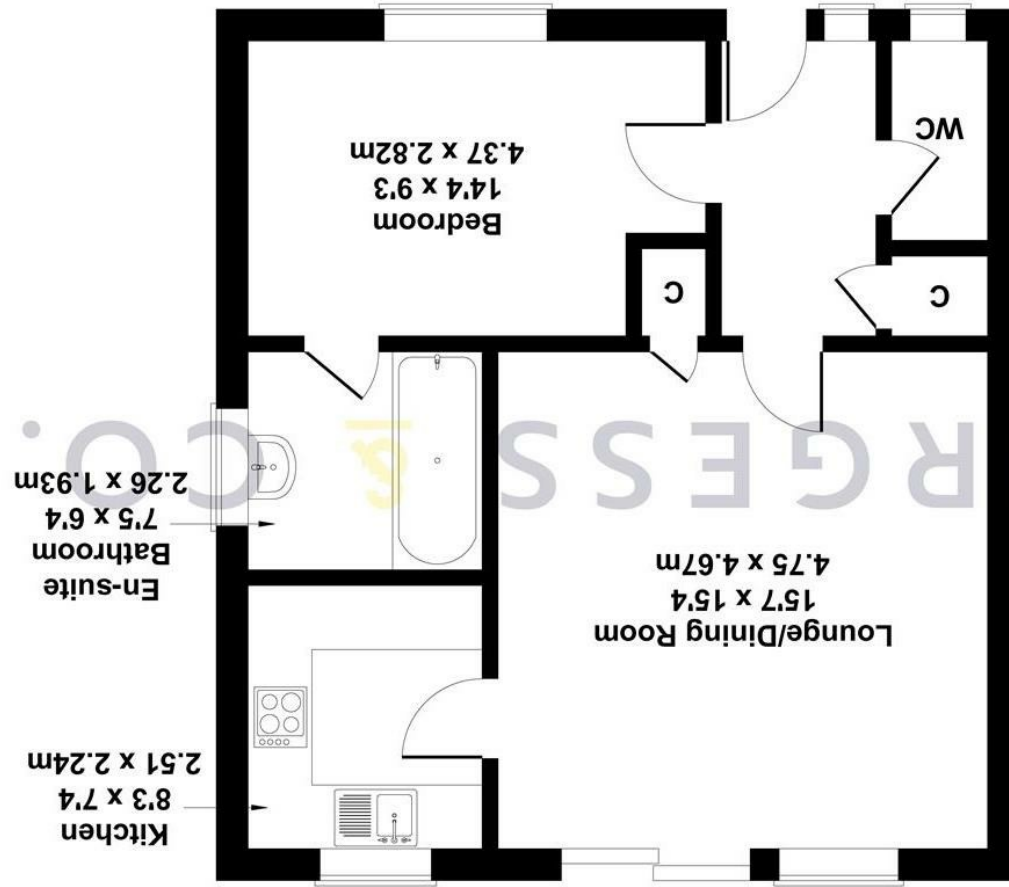


Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.



Old London Road
Approximate Gross Internal Area
587 sq ft - 55 sq m

BURGESS & CO.
01424 222255

518a Southview Court, Old London Road, Hastings, TN35 5BN

Offers Over
£130,000 Leasehold



01424 222255

****CHAIN FREE**** Burgess & Co are delighted to bring to the market this bright and spacious ground floor purpose built flat. Ideally located being within easy reach of shops and amenities in Ore Village. Hastings Old Town is within 1 mile providing further shops, restaurants, and the sea front. Hastings Town Centre is within 2 miles with Priory Meadow Shopping Centre and mainline railway station. The property has its own private entrance and the accommodation comprises an entrance hall, a lounge/dining room, a kitchen, a cloakroom and a bedroom with en-suite bathroom. The property benefits from gas central heating, double glazing and there are communal gardens.

Private Entrance

With double glazed door to

mounted Baxi boiler, double glazed window to the rear.

Entrance Hall

With radiator, storage cupboard housing utilities.

Bedroom

14'4 x 9'3

With radiator, double glazed window to the front.

Separate W.C

Comprising low level w.c, double glazed frosted window to the front.

En-suite Bathroom

7'5 x 6'4

Comprising bath with shower attachment, pedestal wash hand basin, partly tiled walls, radiator, double glazed frosted window to the side.

Lounge/Dining Room

15'7 x 15'4

With radiator, fitted cupboard, double glazed window to the rear, double glazed sliding door to the rear. Door to

Outside

There are well maintained communal gardens.

Kitchen

8'3 x 7'4

Comprising matching range of wall & base units, work surface, inset 1 & 1/2 bowl sink unit, tiled splashbacks, space for electric cooker, space for appliances, plumbing for washing machine, wall

NB

There is the remainder of a 125 year Lease from 24 June 2001. We have been advised that the service charges are £632.82 per quarter in advance, which is paid up until the 28th September 2024. Council tax band: A. Pets and lets are allowed.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	77
(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 