



Homedane House Denmark Place, Hastings TN34 1PQ

welcome to

Homedane House Denmark Place, Hastings

A one bedroom purpose built retirement flat offers stunning sea views. The property is situated in the heart of Hastings town centre with access to shopping, leisure facilities and main line rail links. Accessed from communal entrance leading into communal hall with lounge with balcony overlooking the sea, kitchen, bedroom and bathroom. Viewings on this property are highly recommended!



Access Via

Communal door into

Communal Entrance Hall

With private front door into

Entrance Hall

With telephone entry system, deep storage cupboard and doors off to the following

Lounge

16' 9" x 15' 5" (5.11m x 4.70m)

Double glazed window to front aspect with sea views, electric radiator and balcony.

Kitchen

7' 3" x 5' 6" (2.21m x 1.68m)

Bedroom One

12' 1" x 8' 8" (3.68m x 2.64m)

Double glazed window to rear aspect with sea views and radiator.

Bathroom

Fitted bathroom with shower, wc, wash hand basin and electric shower.



Total floor area 42.5 m² (458 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



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Homedane House Denmark Place, Hastings

- Purpose Built Flat
- One Bedroom
- Fitted Kitchen
- Lounge
- Balcony
- Direct Views

Tenure: Leasehold EPC Rating: C

£85,000



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This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



Property Ref:
HAS121084 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



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Please note the marker reflects the
postcode not the actual property