



**Waldergrave Street, Hastings TN34 1SF**

**welcome to**

**Waldergrave Street, Hastings**

The property offers a large open plan lounge with fitted kitchen, two good sized bedrooms and modern bathroom as well as ample storage space. A well presented property not to be missed!



## Lounge

17' max x 16' 8" max ( 5.18m max x 5.08m max )

Two double glazed windows to front aspect, double glazed window to side aspect, two radiators, and laminate flooring.

## Kitchen

17' 9" max x 25' 3" max ( 5.41m max x 7.70m max )

Matching wall and base units with one bowl sink and drainer unit, laminate worktop, space for freestanding dishwasher and fridge freezer, oven, four ring gas hob with cooker hood, two radiators, tiled splashbacks, laminate flooring and two double glazed windows to front aspect.

## Bedroom One

11' 8" x 11' 9" ( 3.56m x 3.58m )

Double glazed window to side aspect, radiator, fitted wardrobes and laminate flooring.

## Bedroom Two

11' 7" x 9' 5" ( 3.53m x 2.87m )

Double glazed window to side aspect, radiator and laminate flooring.

## Bathroom

Panelled bath, shower cubicle, heated towel rail, low level wc, vanity wash hand basin, boiler cupboard, extractor fan, tiled effect flooring and double glazed window to rear aspect.



Total floor area 103.6 m<sup>2</sup> (1,115 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



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## Waldergrave Street, Hastings

- First Floor Flat
- Two Bedrooms
- Open Plan Lounge/Kitchen
- Bathroom
- Close to Hastings Town Centre

Tenure: Leasehold EPC Rating: D

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.

# £200,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HAS121310 - 0003

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