



**Blacklands Court Fearon Road, Hastings TN34 2DL**

**welcome to**

**Blacklands Court Fearon Road, Hastings**

A well-presented two bedroom flat located in the Blacklands area accessed from entrance hall with lounge, fitted kitchen, two bedrooms and bathroom. The property benefits from a garage and access to communal gardens, internal viewings are highly recommended!



### Entrance Hall

Access via private front door into entrance hall with radiator, telecom, built in cupboard and doors off to

### Lounge

13' 10" x 12' 11" ( 4.22m x 3.94m )

Double glazed window to front aspect, radiator and carpet.

### Kitchen

10' 8" x 8' 9" ( 3.25m x 2.67m )

Double glazed window to front aspect, matching wall and base units with one bowl sink and drainer unit, radiator, carpet, freestanding cooker, freestanding fridge and freezer, tiled splashbacks and service hatch.

### Bedroom One

13' 7" x 10' ( 4.14m x 3.05m )

Double glazed window to rear aspect, radiator, carpet and built in wardrobe.

### Bedroom Two

8' 9" x 10' 9" ( 2.67m x 3.28m )

Double glazed window to rear aspect, radiator and carpet.

### Bathroom

Panelled bath with electric shower over, radiator, wc, pedestal wash hand basin, carpet, boiler cupboard, tiled walls and double glazed window to side aspect.



Floor Plan

Garage

Total floor area 77.3 m<sup>2</sup> (832 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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## Blacklands Court Fearon Road, Hastings

- Purpose Built Flat
- Two Bedrooms
- Lounge
- Fitted Kitchen
- Bathroom

Tenure: Leasehold EPC Rating: C

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.

offers in the region of

**£180,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HAS121365 - 0004

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