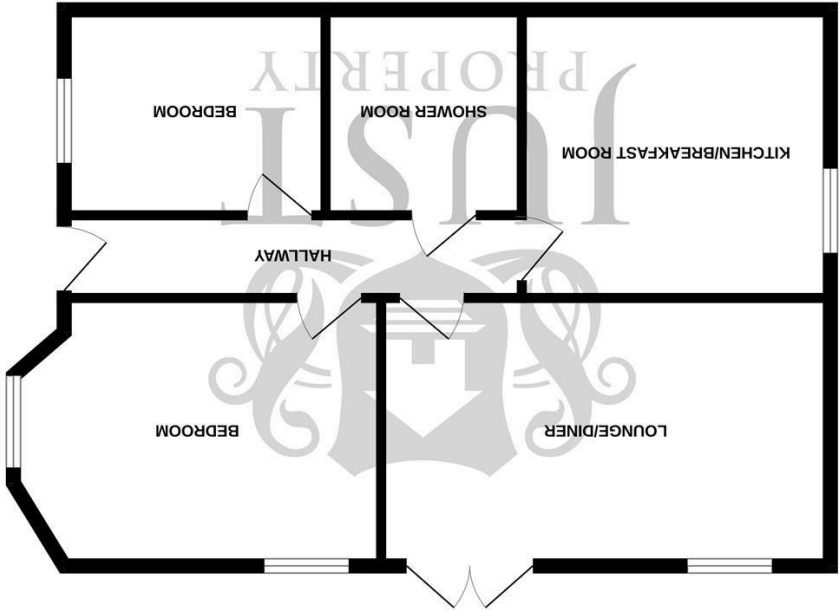




While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, doors and windows are approximate and no responsibility is taken for any errors or omissions in this statement. This plan is for guidance purposes only and should be used as such by any prospective purchaser. This service, however, is not intended to be used as a guarantee or warranty. As to these matters, the company can give no guarantee.

England & Wales		
EU Directive 2002/91/EC		
Energy Efficiency Rating	Current	Potential
	65	77
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



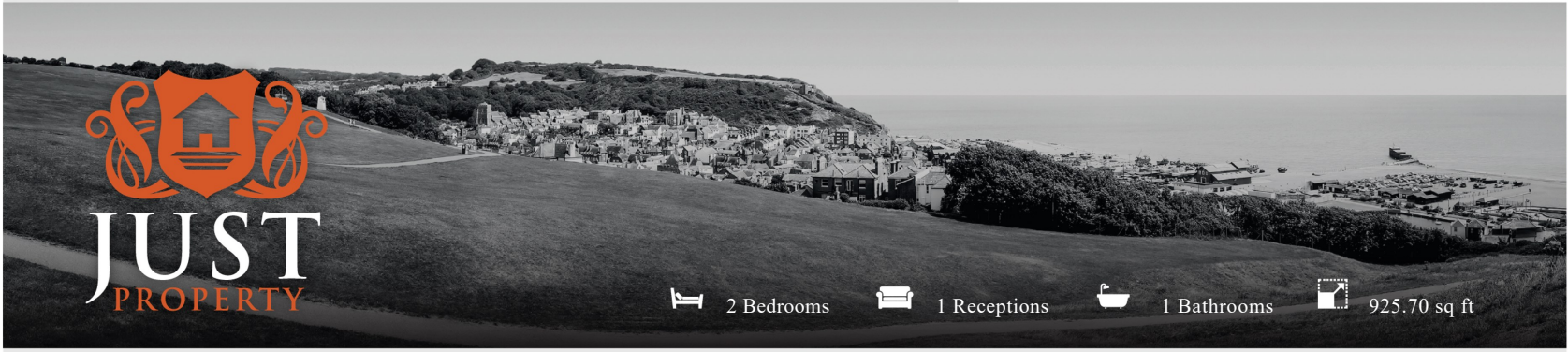
GARDEN FLOOR



www.justproperty.net

FLOORPLANS

Garden Flat, 1, 1 Laton Road, Hastings, TN34 2ET



2 Bedrooms 1 Receptions 1 Bathrooms 925.70 sq ft

Garden Flat, 1, 1 Laton Road, Hastings, TN34 2ET

Leasehold - Share of Freehold

£234,950





2 Bedrooms



1 Receptions



1 Bathrooms



925.70 sq ft

PROPERTY DETAILS

Just Property are delighted to bring to the market this beautifully presented two bedroom converted ground floor flat, enjoying its own private entrance and a private patio garden. Situated in the highly sought-after Blacklands area of Hastings, the property is ideally positioned within walking distance of the picturesque Alexandra Park, well-regarded local schools and excellent bus routes providing easy access to Hastings town centre, the seafront and mainline railway station.

The accommodation is well presented throughout and benefits from gas fired central heating. Accessed via its own private front door, the property offers a welcoming entrance hall, a bright and spacious lounge/dining room, a modern kitchen/breakfast room, two generous double bedrooms and a contemporary shower room.

Outside, the private patio provides the perfect space for relaxing or entertaining and opens directly onto a large communal lawned garden, creating a wonderful feeling of additional outdoor space. To the front of the building there is residents' parking available on a first come, first served basis, shared between the six flats. There is a share of freehold and the balance of the 999 year lease.

An excellent first-time purchase, investment or home for those looking to downsize, this attractive apartment combines generous accommodation, private outside space and a highly convenient location.

Viewing is considered essential to fully appreciate everything this fantastic property has to offer.

ROOM DIMENSIONS

Private Garden Gate

Front Door

Entrance Hallway

Bedroom

16'4" x 12'4" (5.00 x 3.76)

Bedroom

12'0" x 9'3" (3.68 x 2.84)

Shower Room / WC

Kitchen / Breakfast Room

12'0" x 11'6" (3.68 x 3.53)

Lounge / Dining Room

18'2" x 12'0" (5.56 x 3.66)

Communal Parking

Private Area of Rear Garden

Communal Gardens

FEATURES

- CHAIN FREE
- Share of Freehold
- Two Double Bedrooms
- Private Entrance
- Private Area of Garden
- Fitted Kitchen & Breakfast Room
- Close To Town and Alexandra Park
- Residents Parking (not allocated)
- Gas Central Heating
- French Doors To Garden

