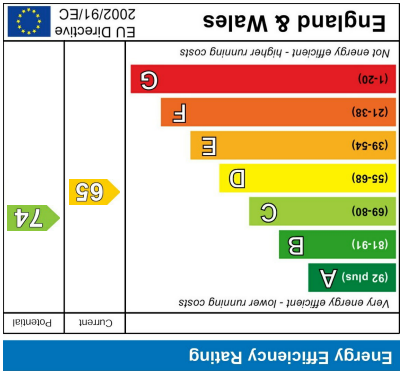
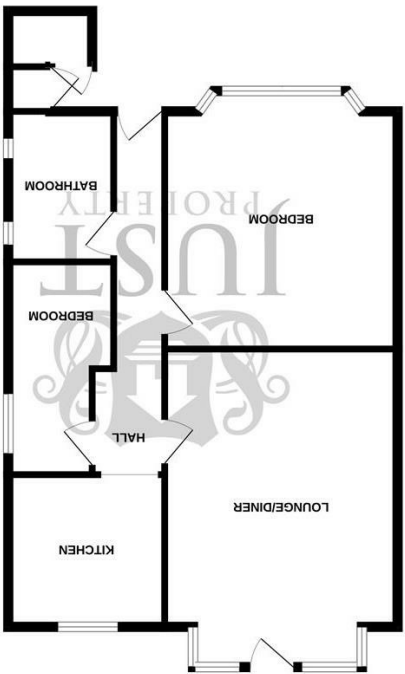




Measurements have been made to ensure the accuracy of the information provided. Measurements are taken to the best of the agent's knowledge and belief. The agent does not warrant or guarantee the accuracy of the information provided. The agent does not accept any liability for any loss or damage, whether direct or indirect, arising from the use of the information provided. The agent does not accept any liability for any loss or damage, whether direct or indirect, arising from the use of the information provided.



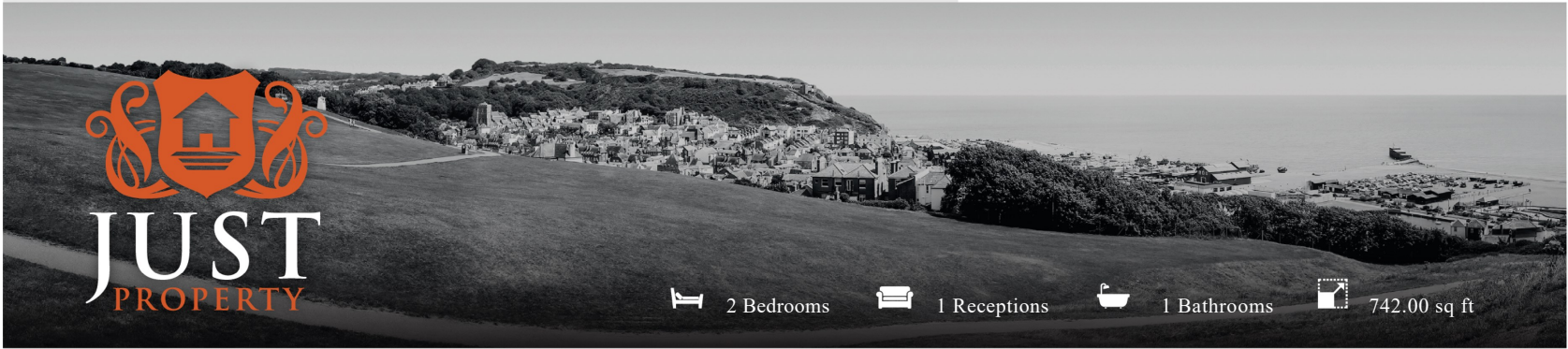
GARDEN FLOOR



FLOORPLANS

40A Nelson Road, Hastings, TN34 3RZ

www.justproperty.net



40A Nelson Road, Hastings, TN34 3RZ

2 Bedrooms 1 Receptions 1 Bathrooms 742.00 sq ft

Leasehold

£225,000





Leasehold

£225,000



2 Bedrooms 1 Receptions 1 Bathrooms 742.00 sq ft

PROPERTY DETAILS

A beautifully presented two-bedroom garden apartment, forming part of an attractive Victorian building and enjoying its own private entrance, accessed via steps leading down to the front private door. The property also benefits from a private south-westerly facing garden and occupies a quiet residential position. Ideally located close to local bus routes, Hastings Town Centre with its comprehensive shopping and leisure facilities, the mainline railway station and the seafront.

The accommodation comprises an entrance hall with a cleverly designed hallway storage cupboard, a spacious 19'5" x 13'6" living/dining room featuring stripped pine original floorboards, ornate ceiling detailing, a feature fireplace and a door leading onto a covered terrace. Beyond is a further seating area with steps descending to the delightful tiered rear garden, arranged over three levels and beautifully planted to create a wonderful outdoor retreat with side access.

There is also a stylish fitted Howdens kitchen with white gloss units, solid oak worktops and integrated appliances including a self-cleaning electric oven, gas hob and dishwasher, together with additional appliance space. The property further benefits from two bedrooms, one featuring a raised hand-built bed with useful storage beneath, and a family bathroom fitted with a white suite.

Additional features include gas-fired central heating, part double glazing, side access, two secure external storage cupboards and a glimpse of the sea.

We are advised that the property is being sold with the remainder of a 109-year lease, with maintenance costs shared on an as-and-when basis.

Viewing is highly recommended by sole agents, Just Property.

ROOM DIMENSIONS

Steps Down To Front Door

Private Front Door

Entrance Hallway

Storage

Bedroom
16'6" x 11'10" (5.05 x 3.63)

Bedroom
12'2" x 5'6" (3.73 x 1.70)

Kitchen
12'2" x 8'11" (3.73 x 2.72)

Living Room / Dining Room
19'5" x 13'5" (5.92 x 4.11)

Bathroom

Private Rear Garden

Terraces

Side Access

Storage Cupboards x 2 in Front

Front Garden

FEATURES

- CHAIN FREE
- Two Bedrooms
- Private Front and Rear Gardens
- Gorgeous Interiors
- Beautiful Covered Terrace
- Sea Glimpse
- Fitted Kitchen
- Useful x 2 Outside Storage Cupboards
- 109 Years on Lease



Please note that we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and accordingly if there are any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.