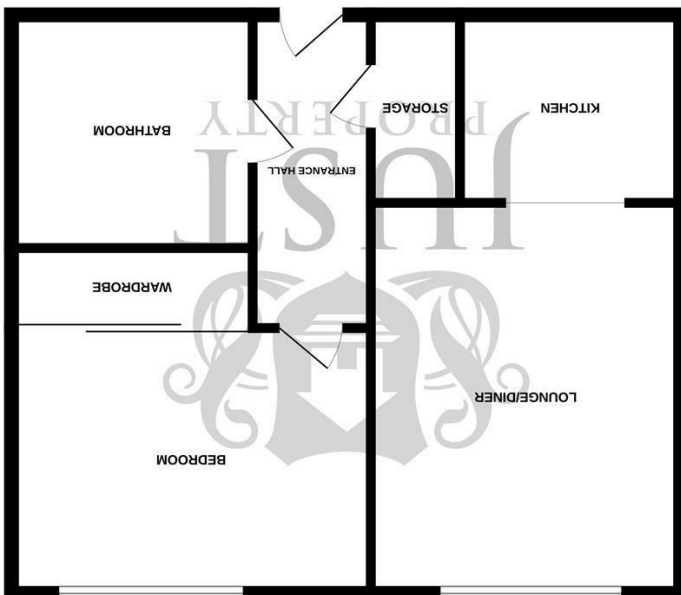


England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (92 plus)
	B (81-91)
	C (69-80)
	D (55-68)
	E (39-54)
	F (21-38)
Not energy efficient - higher running costs	G (1-20)
Current	78
Potential	87



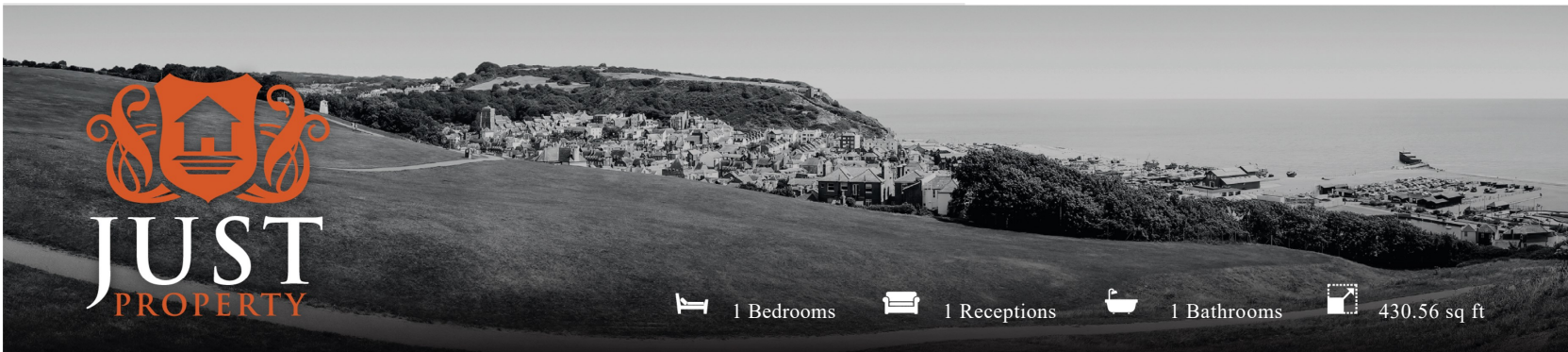
SECOND FLOOR



Flat 30 Kenrith Court St. Helens Crescent, Hastings, TN34 2SQ

FLOORPLANS

www.justproperty.net



1 Bedrooms 1 Receptions 1 Bathrooms 430.56 sq ft

Leasehold

£70,000

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Leasehold

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1 Bedrooms 1 Receptions 1 Bathrooms 430.56 sq ft

PROPERTY DETAILS

Just Property is proud to present this well-appointed one-bedroom apartment located within the highly desirable Kenrith Court – a purpose-built development exclusively for residents aged 60 and over. Situated on the second floor with lift access, this light and spacious flat offers comfortable, low-maintenance living in a peaceful and secure environment.

The apartment features a generous double bedroom with built-in wardrobes, a bright and airy living/dining room with attractive views over the well-maintained communal gardens, and a modern fitted kitchen with matching wall and base units, electric hob, and a recently installed fan-assisted oven.

Additional benefits include double glazing throughout, a long lease, and vacant possession, making this an ideal move-in-ready home or retirement investment.

Residents of Kenrith Court enjoy excellent communal facilities, including a passenger lift to all floors, a welcoming residents' lounge, laundry room, guest suite, and beautifully kept gardens.

Located just off St. Helens Crescent, the property is perfectly placed within walking distance of the picturesque Alexandra Park, with local bus routes close by and Hastings Town Centre just a short distance away—offering easy access to shops, cafés, the seafront, and train station.

Service charges (covering utilities) are roughly £2000 a year alongside an annual ground rent of circa £300.

Early viewing is highly recommended through Just Property to appreciate the lifestyle and location on offer.



ROOM DIMENSIONS

Communal Entrance

Stairs/Lift to Second Floor

Front Door

Entrance Hall

Storage

Bathroom

Bedroom

14'1" x 8'11" (4.30m x 2.73m)

Lounge/Diner

17'8" x 9'10" (5.41m x 3.00m)

Kitchen

6'8" x 5'7" (2.05m x 1.71m)

Residents Parking Available

Communal Gardens

Communal Facilities

FEATURES

- CHAIN FREE
- Over 60s Building
- Second Floor Apartment With Lift
- Wonderful Location Nearby Alexandra Park
- Communal Facilities Including Laundry, Guest Accommodation & Lounge
- Generous Accommodation
- Excellent Transport Links Including Bus Routes & Mainline Station Close By
- Well-Maintained Building
- Service Charge Circa £2000 Annually
- Ground Rent £154 Every Six Months

