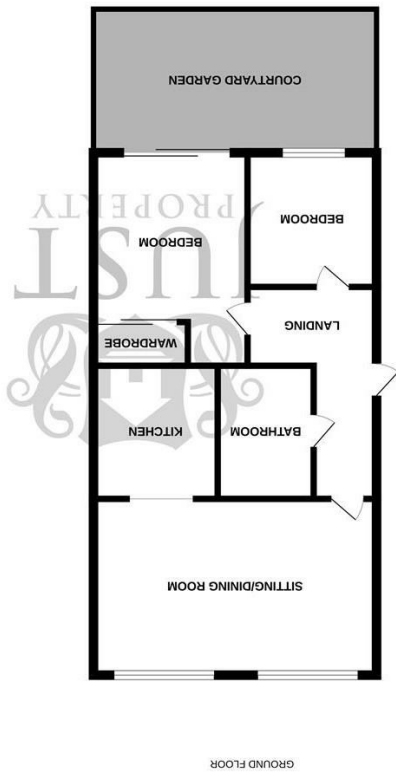




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England & Wales		
EU Directive 2002/91/EC		
Energy Efficiency Rating	Potential	Current
	72	59
Very energy efficient - lower running costs		
A	(92 plus)	
B	(81-91)	
C	(69-80)	
D	(55-68)	
E	(39-54)	
F	(21-38)	
G	(1-20)	
Not energy efficient - higher running costs		

Energy ratings have been made to ensure the accuracy of the England standard form. Measurements of doors, windows, floors and other items are approximate and no responsibility is taken for any errors or omissions. The company does not accept any liability for any loss or damage caused by any use of the information provided. The company does not accept any liability for any loss or damage caused by any use of the information provided. The company does not accept any liability for any loss or damage caused by any use of the information provided.

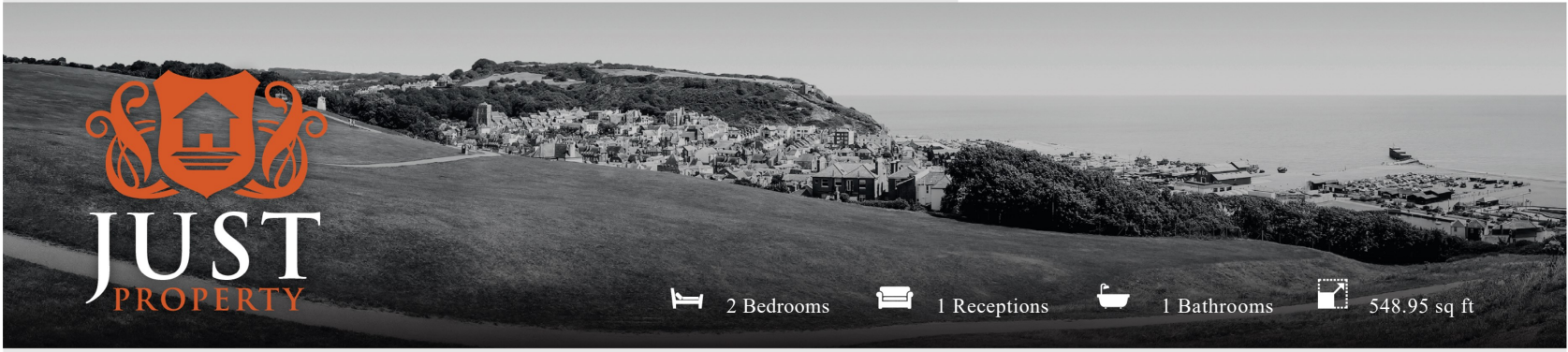


FLOORPLANS

Flat 1, 71 The Moorings, The Bourne, Old Town, Hastings, TN34 3BD



www.justproperty.net



2 Bedrooms 1 Receptions 1 Bathrooms 548.95 sq ft

Leasehold

£199,950

Flat 1, 71 The Moorings, The Bourne, Old Town, Hastings, TN34 3BD





Leasehold

£199,950



2 Bedrooms



1 Receptions



1 Bathrooms



548.95 sq ft

PROPERTY DETAILS

CHAIN FREE

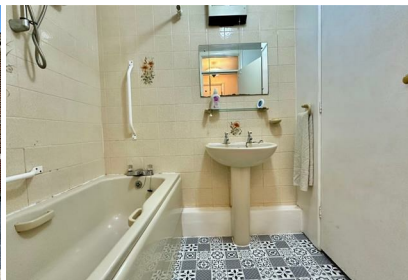
Tucked away just off the High Street in the heart of Hastings' historic Old Town, this chain-free, two-bedroom, ground-floor apartment offers an ideal blend of convenience and practicality. Within walking distance of an excellent range of independent shops, cafés, the Hastings Contemporary Gallery, the iconic fishing huts and the seafront, this is a fantastic opportunity to enjoy one of the most sought-after locations in the area.

The property is accessed via the The Bourne communal front door, leading into a welcoming hallway. The accommodation includes two bedrooms, a bathroom/WC, a well-equipped kitchen/breakfast room and a spacious lounge/dining room measuring over five metres in length — perfect for entertaining.

Further benefits include a private courtyard, allocated off-road parking — a rare and valuable asset in the Old Town — and UPVC double glazing with electric heating throughout.

The property is offered with the remainder of a 999-year lease, with current maintenance charges of approximately £2,300 per year and a ground rent of £130.

This is a wonderful opportunity to secure a peaceful, well-maintained home in a unique and highly desirable setting. Early viewing is highly recommended via the vendor's chosen agents, Just Property.



ROOM DIMENSIONS

Communal Entrance

Front Door

Entrance Hallway

Bathroom

Bedroom
13'1" x 9'10" (4.01 x 3.00)

Bedroom
10'0" x 6'11" (3.05 x 2.13)

Lounge / Dining Room
17'5" x 10'11" (5.31 x 3.33)

Kitchen
8'0" x 7'4" (2.46 x 2.24)

Courtyard Garden

Allocated Parking

FEATURES

- CHAIN FREE
- Two Bedrooms
- Ground Floor Purpose Built Apartment
- Allocated Parking Space
- Courtyard Garden
- Fantastic Old Town Position
- 961 Year Lease
- Walking Distance To Shops and Seafront
- Buses Nearby

