
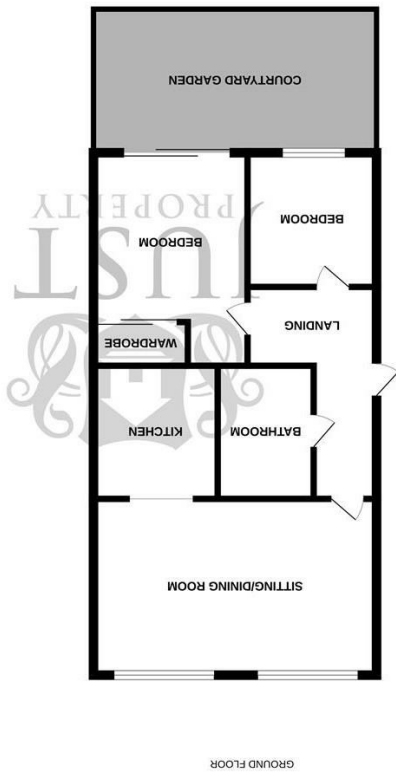


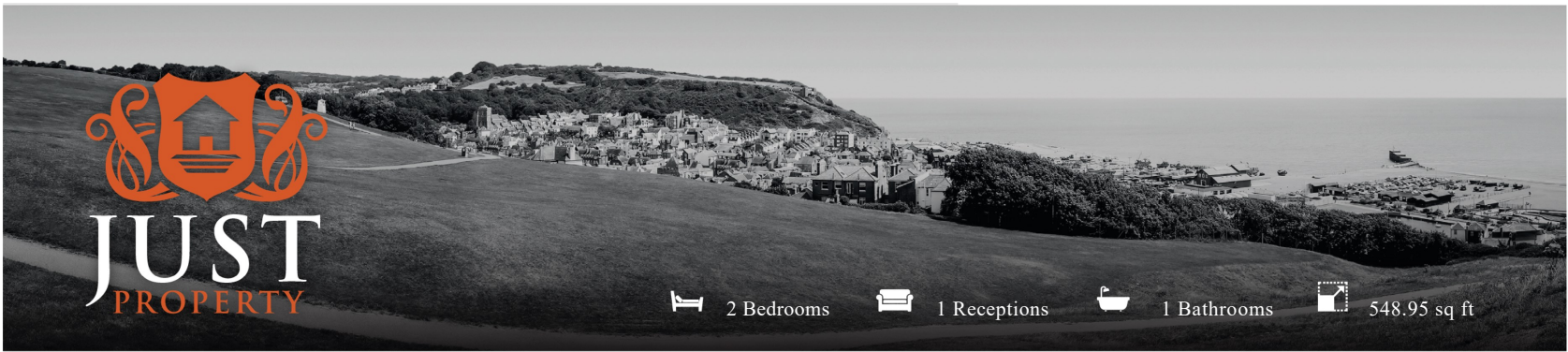


Energy Efficiency Rating		
EU Directive 2002/91/EC		
Potential	Current	Very energy efficient - lower running costs
		Very energy efficient - higher running costs
		(92 plus) A
		(81-91) B
		(69-80) C
		(55-68) D
		(39-54) E
		(21-38) F
		(1-20) G
		Not energy efficient - higher running costs
		59
		72
		

Measurements have been made to ensure the accuracy of the England standard floor measurements of doors, windows, stairs and other items are appropriate and no responsibility is taken for any errors or omissions. The company therefore gives notice that none of the material issued or visual depictions of any kind made on behalf of the company can be relied upon as accurately describing any of the specified matters prescribed by any order made under the Property Misdescriptions Act 1991. Nor do they constitute a contract, part of a contract or a warranty. You should obtain clarification on any matters or information that are important to you.



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2 Bedrooms 1 Receptions 1 Bathrooms 548.95 sq ft

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

Leasehold

£199,950





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

