



Holmesdale Gardens
Hastings, TN34 1LY

£280,000 Leasehold - Share of Freehold

Wyatt
Hughes
Residential Sales

Holmesdale Gardens, Hastings, TN34 1LY

Nestled in the heart of Hastings, this beautifully modernised three-bedroom apartment in Holmesdale Gardens offers the perfect blend of contemporary living and period charm. With high ceilings and large windows throughout, natural light fills the space, creating a bright and airy atmosphere that is both welcoming and stylish.

At the heart of the home is the impressive open-plan living area, seamlessly combining a sleek, modern kitchen with a spacious lounge—ideal for entertaining or unwinding after a long day. The kitchen boasts high-quality finishes, integrated appliances, and ample storage, making it as practical as it is stylish. Whether you're preparing a meal or relaxing with friends, this space is designed for modern, effortless living.

Each of the three well-proportioned bedrooms offers a peaceful retreat, with plenty of room for storage and flexibility to suit your lifestyle—whether as a home office, guest room, or creative space. The modern bathroom is thoughtfully designed with contemporary fixtures and an elegant finish, adding a luxurious touch to your daily routine.

Located just a short stroll from Hastings town centre, you'll enjoy easy access to an eclectic mix of shops, cafés, and restaurants, as well as the seafront and cultural attractions. Commuters will appreciate the proximity to Hastings train station, offering direct links to London—ideal for those balancing coastal tranquillity with city connections.

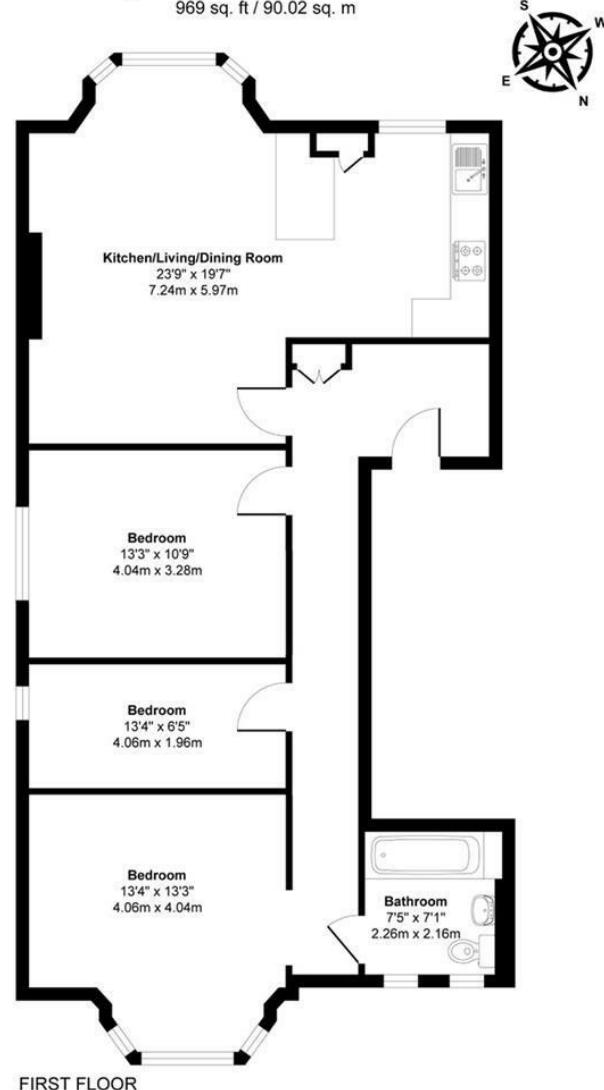
With its prime location, stylish interiors, and move-in-ready appeal, this stunning apartment presents an unmissable opportunity for first-time buyers, investors, or anyone seeking a beautiful home by the sea. Don't miss your chance to make this exceptional property yours!



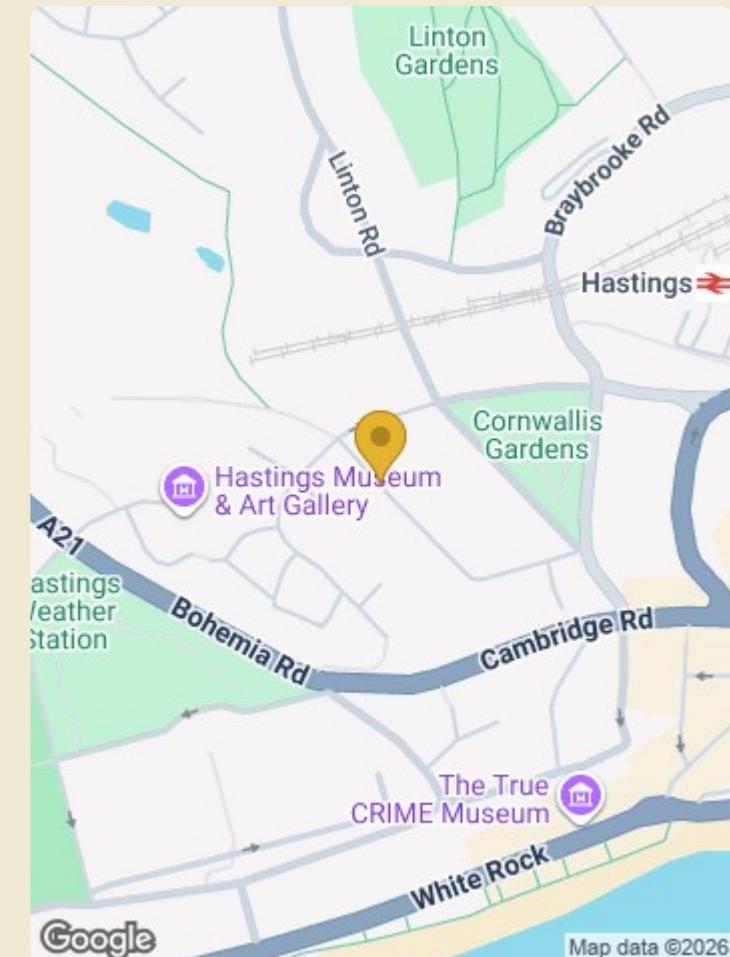
- COUNCIL TAX BAND A
- 50% SHARE OF FREEHOLD WITH A 999 YEAR LEASE FROM 2004
- CHAIN FREE
- MODERN AND STYLISH THROUGHOUT
- SECOND FLOOR
- EPC C-NEW AND UPDATED EPC TBC
- LAST YEAR ANNUAL SERVICE CHARGE £960
- THREE BEDROOMS
- HIGH CEILINGS AND BRIGHT WINDOWS
- CLOSE TO HASTINGS MAIN TOWN AND TRAIN STATION

Homesdale Gardens

Approximate Gross Internal Floor Area
969 sq. ft / 90.02 sq. m



Produced By Picpreview.co.uk Ltd.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs (B2 plus)	A	81
(B1-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (B2 plus)	A	
(B1-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.

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