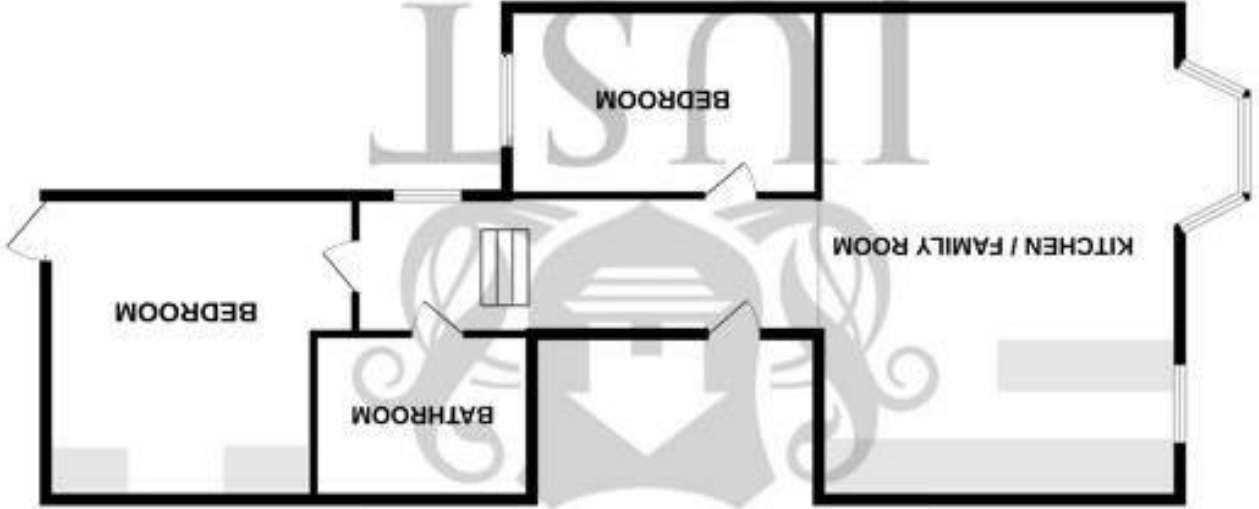




| England & Wales                                                                                                                                                                                                               |           |    |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|----|
| EU Directive 2002/91/EC                                                                                                                                                                                                       |           |    |
| <p>Very energy efficient - lower running costs</p> <p>A (92 plus)</p> <p>B (81-91)</p> <p>C (69-80)</p> <p>D (55-68)</p> <p>E (39-54)</p> <p>F (21-38)</p> <p>G (1-20)</p> <p>Not energy efficient - higher running costs</p> | Current   | 81 |
|                                                                                                                                                                                                                               | Potential | 73 |



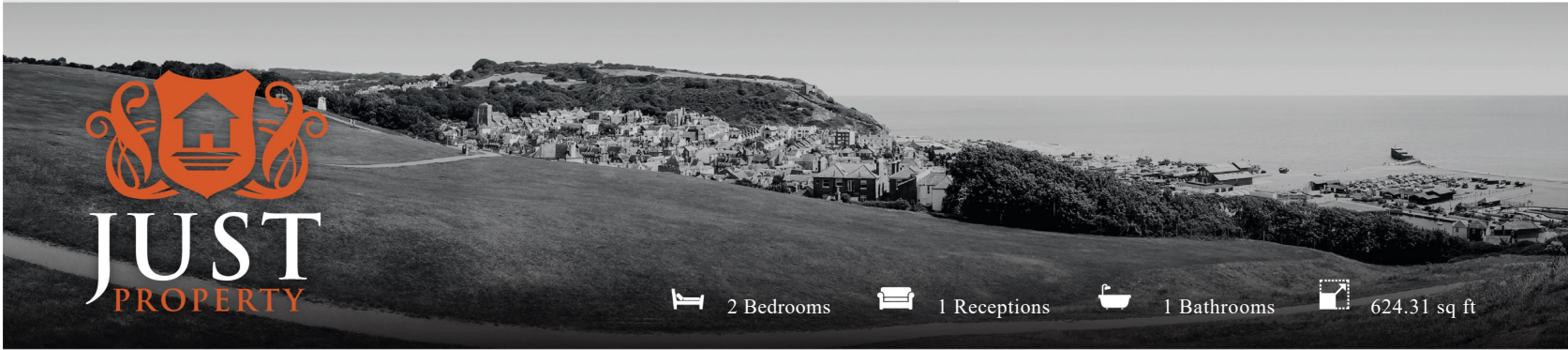
FIRST FLOOR GARDEN FLAT



Flat 2 29, St Helens Road, Hastings, TN34 2LQ

## FLOORPLANS

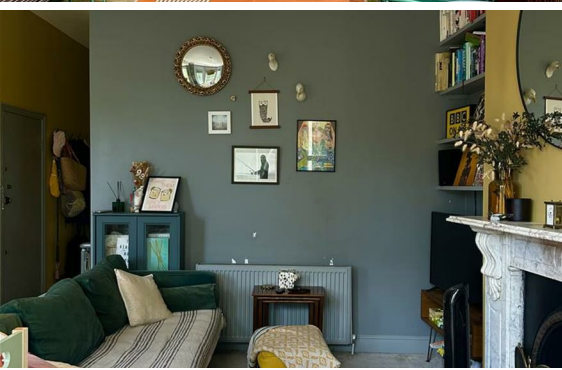
[www.justproperty.net](http://www.justproperty.net)



Flat 2 29, St Helens Road, Hastings, TN34 2LQ

Leasehold - Share of Freehold

£250,000





Leasehold - Share of Freehold

£250,000



2 Bedrooms 1 Receptions 1 Bathrooms 624.31 sq ft

## PROPERTY DETAILS

Offers In Excess Of £250,000

Located on St Helens Road in the charming town of Hastings, this delightful two-bedroom garden flat offers a perfect blend of character and modern living. Situated directly opposite the popular Alexandra Park, residents can enjoy the beauty of nature right at their doorstep, making it an ideal location for those who appreciate outdoor spaces.

This apartment, housed within a beautifully converted building, boasts a generous amount of living space. The layout includes a welcoming reception room that is both spacious and filled with natural light, thanks to the elegant bay windows that add a touch of charm and character to the home. The two well-proportioned bedrooms provide ample space for relaxation and rest, while the bathroom is conveniently located to serve both bedrooms and guests alike.

The property is designed to offer comfortable living, with an abundance of character throughout, making it a warm and inviting space to call home. Whether you are a first-time buyer, a small family, or looking to downsize, this garden flat presents a wonderful opportunity to enjoy a vibrant community and the scenic beauty of Hastings.

With its prime location, spacious accommodation, and unique features, this apartment is not to be missed. Come and experience the charm of this lovely home for yourself.

To arrange access for a viewing, contact the vendors choice of sole agents Just Property to see all this wonderful flat has to offer in person.

Council Tax Band - A

## ROOM DIMENSIONS

Communal Entrance Hallway

Stairs Up To First Floor

Private Entrance Door

Entrance Hallway

Open Plan Living / Kitchen Room  
20'0" x 16'0" (6.10 x 4.88)

Bedroom One  
12'4" x 10'0" (3.76 x 3.05)

Bedroom Two  
11'10" x 7'3" (3.61 x 2.21)

Bath Room/W.C

Private Rear Garden  
49'11" (15.24 )

## FEATURES

- First Floor Garden Apartment
- Opposite The Popular Alexandra Park
- Two Bedrooms, With Spacious Living Accommodation
- Open Plan Living / Breakfast Room
- Modern Fitted Kitchen Area With Abundance Of Natural Light
- 50ft Private Rear Garden, Enjoying The Sun
- Share Of The Freehold Included
- Viewing Considered Essential
- Council Tax Band - A
- Call Just Property To Arrange Access For A Viewing



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.