



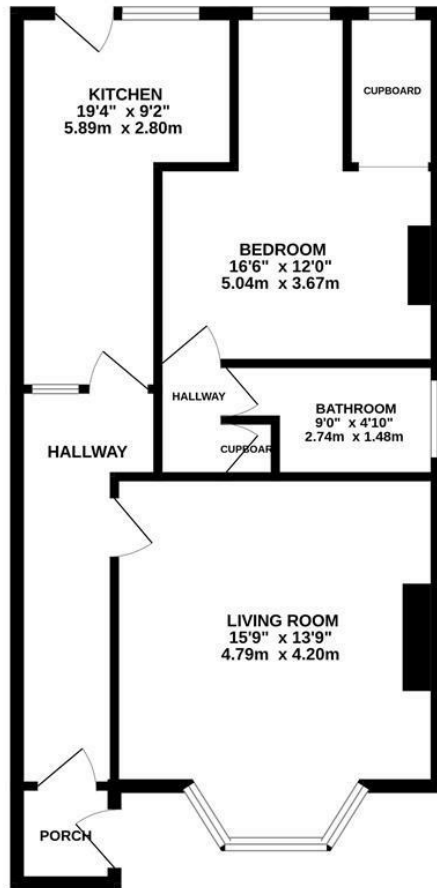
## Cornwallis Gardens, Hastings TN34 1LX

Offers in excess of £200,000



A well presented ONE BEDROOM APARTMENT positioned on the BASEMENT LEVEL of this period property, situated in a CENTRAL HASTINGS LOCATION. It's ideally placed adjacent to the community garden, Cornwallis Gardens, and is just a short stroll from the beach, Hastings mainline railway station and a range of independent shops and arts centre in the historical 'America Ground'. Enjoying GENEROUS PROPORTIONS, the accommodation here is accessed via a PRIVATE ENTRANCE and comprises of a BAY FRONTED LIVING ROOM which measures an impressive 15'9 x 13'9, with a SEPARATE OPEN PLAN KITCHEN/DINER which offers plenty of room for a full dining table along with contemporary fitted units which provide ample storage and worktop space. The DOUBLE BEDROOM is positioned at the rear of the property and enjoys BUILT IN STORAGE, and a study snug together with a bathroom which benefits from a double width shower. Externally there is a PRIVATE LOW MAINTENANCE REAR GARDEN which offers a sitting/dining area on the balcony with steps down to the garden with further seating areas. Under the balcony there is ample outdoor storage, leading to an extensive cellar utility area. Being sold with NO ONWARD CHAIN this fantastic property would make the PERFECT FIRST TIME HOME or seaside retreat and is not to be missed.

GROUND FLOOR  
615 sq.ft. (57.1 sq.m.) approx.



TOTAL FLOOR AREA : 615 sq.ft. (57.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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