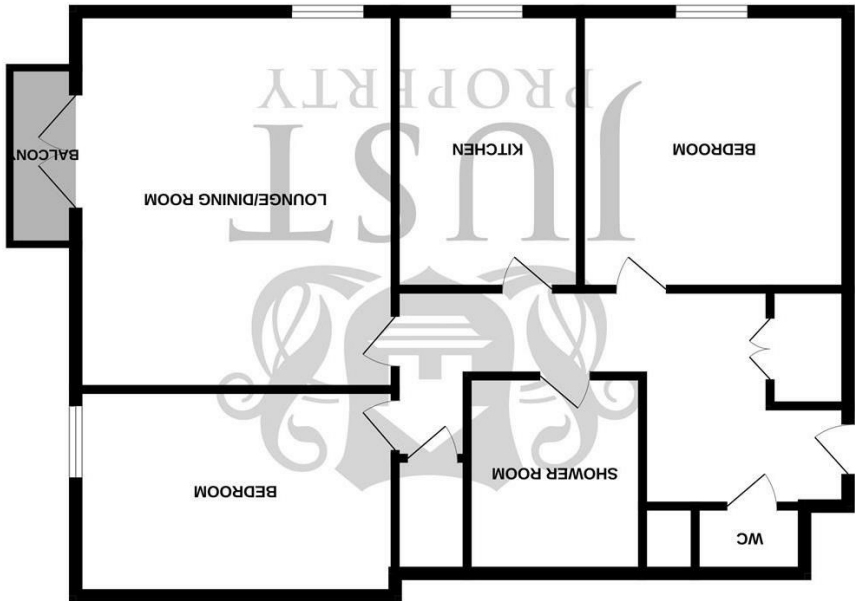




What every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of house, garden, rooms and any other space are approximate and responsibility is taken by any person or persons who have taken the measurements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have been tested and no guarantee as to their operation or efficiency can be given.

Made with Metropix 2020.5

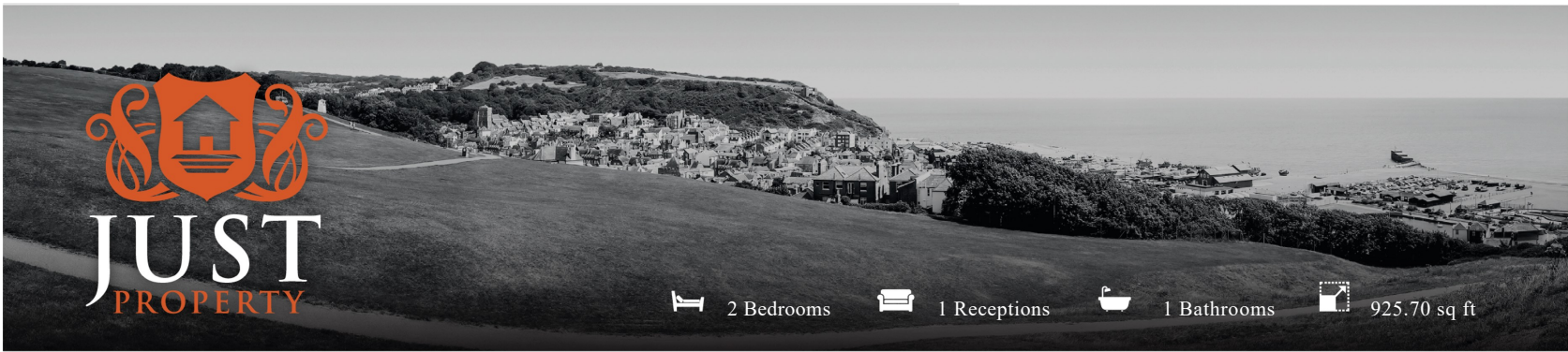


FIRST FLOOR

| England & Wales                             |         |    |
|---------------------------------------------|---------|----|
| EU Directive 2002/91/EC                     |         |    |
| Potential                                   | Current | 77 |
|                                             | 81      |    |
| 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 |         |    |



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



2 Bedrooms 1 Receptions 1 Bathrooms 925.70 sq ft

Flat 4, Royal Court St. Helens Road, Hastings, TN34 2LP

Leasehold - Share of Freehold

£199,650





Leasehold - Share of Freehold

£199,950

2 Bedrooms 1 Receptions 1 Bathrooms 925.70 sq ft

## PROPERTY DETAILS

### CHAIN FREE

A spacious and immaculately presented two double bedroom first-floor apartment, located in the highly sought-after Royal Court development, directly opposite the stunning Alexandra Park in Hastings. This impressive purpose-built property is ideally situated within walking distance of Hastings town centre, with its wide range of shops, the seafront and promenade, and the historic Old Town. Convenient bus routes are also available directly outside.

The well-proportioned accommodation comprises a generous entrance hallway with two large storage cupboards, two good-sized double bedrooms, a modern family shower room/WC, and an additional separate WC. There is a contemporary fitted kitchen and a large lounge/dining room measuring over 5 metres in length, which opens onto a private balcony enjoying views over the park and benefiting from afternoon and evening sunshine.

Additional features include allocated underground parking, use of the attractive communal gardens to the rear, and a private storage cupboard allocated to the apartment. The property is offered chain free and benefits from a share of the freehold with the remainder of a 999-year lease. The current service charge is approximately £2,700 per annum.

This beautifully presented apartment offers excellent value for money in a prime location, and viewing is highly recommended by the vendor's sole agents, Just Property.

## ROOM DIMENSIONS

Communal Entrance and Hallway

Residents Lift

Front Door

Hallway

Storage Cupboard x 2

WC

Bedroom  
11'8" x 11'6" (3.56 x 3.51)

Bedroom  
14'0" x 9'3" (4.29 x 2.84)

Family Shower Room / WC

Lounge / Dining Room  
17'3" x 13'8" (5.26 x 4.17)

Kitchen  
12'4" x 8'2" (3.76 x 2.51)

External Storage Cupboard

Allocated Parking Spot Under Ground

Communal Gardens

## FEATURES

- CHAIN FREE
- Water Rates Included
- Two Double Bedrooms
- Secure Underground Parking
- New Carpets Fitted
- Fitted Kitchen
- Large Shower Room and Separate WC
- Share of Freehold & Balance Of 999 Year Lease
- Opposite Alexandra Park & Walking Distance To Town Centre and Seafront
- Communal Gardens & Residents Lift



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.