







Flat 8 Marianne House, Old London Road, Hastings, TN35 5PQ

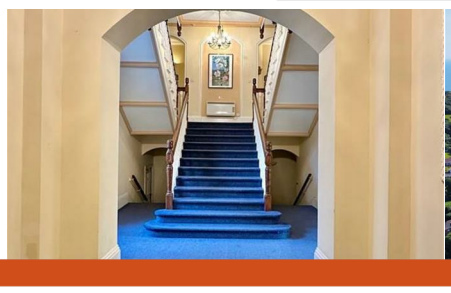
JUST PROPERTY

2 Bedrooms | 1 Receptions | 2 Bathrooms | 1108.68 sq ft

Leasehold - Share of Freehold

£250,000

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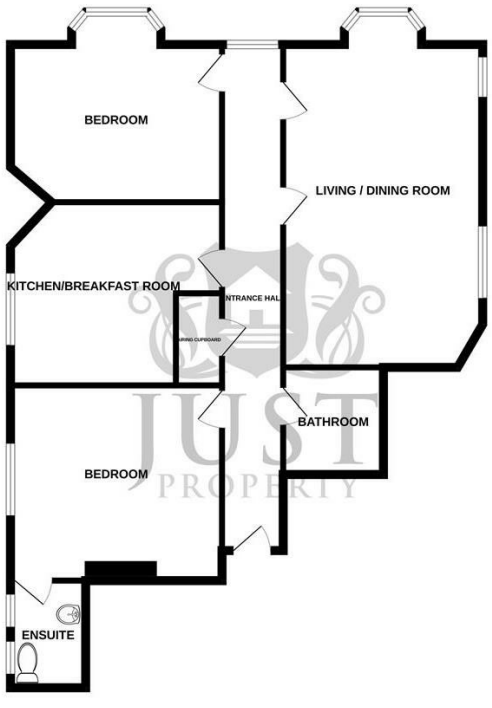


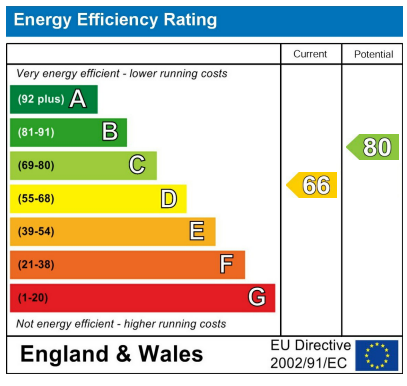


FLOORPLANS

Flat 8 Marianne House, Old London Road, Hastings, TN35 5PQ

SECOND FLOOR





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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Just Property, 1 George Street, Hastings, TN34 3EA | Tel: 01424 444100 | Email: hastings@justproperty.net

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PROPERTY DETAILS

CHAIN FREE

Just Property are delighted to bring to market this bright and spacious two double bedroom apartment, set within a highly sought-after and tucked-away location. Conveniently positioned close to local schools, excellent transport links, and the historic Hastings Old Town, this home enjoys an abundance of natural light and far-reaching sea views, making it an opportunity not to be missed. Viewing is highly recommended via the vendor's sole agents, Just Property.

Arranged over one level on the first floor, the accommodation offers generously proportioned rooms throughout. There are two double bedrooms, with the principal benefiting from an en-suite shower room and WC. The apartment also features a large fitted kitchen with ample storage and workspace, a modern family bathroom, and a beautiful lounge enhanced by a bay window framing the stunning outlook. The lounge measures in excess of 10sq m.

This attractive property forms part of a period Grade II listed building and enjoys the use of communal gardens as well as an off-road parking space. Being set back from the road, the home also offers an excellent sense of privacy.

The owners have advised us that the lease has approximately 100 years remaining, with a maintenance charge of £1,617 payable every six months.

For more information or to arrange a viewing, please contact Just Property.

ROOM DIMENSIONS

Communal Entrance

Front Door

Reception Hallway
31'5" x 3'11" (9.59 x 1.20)

Fitted Kitchen / Breakfast Room
13'6" x 11'10" (4.14 x 3.63)

Family Lounge
21'9" x 13'10" (6.63 x 4.23)

Bedroom
13'8" x 10'9" (4.17 x 3.28)

En Suite Shower Room

Bedroom
13'6" x 10'4" (4.14 x 3.15)

Family Bathroom

Residents Lift

Gated Entrance with Allocated Parking Space

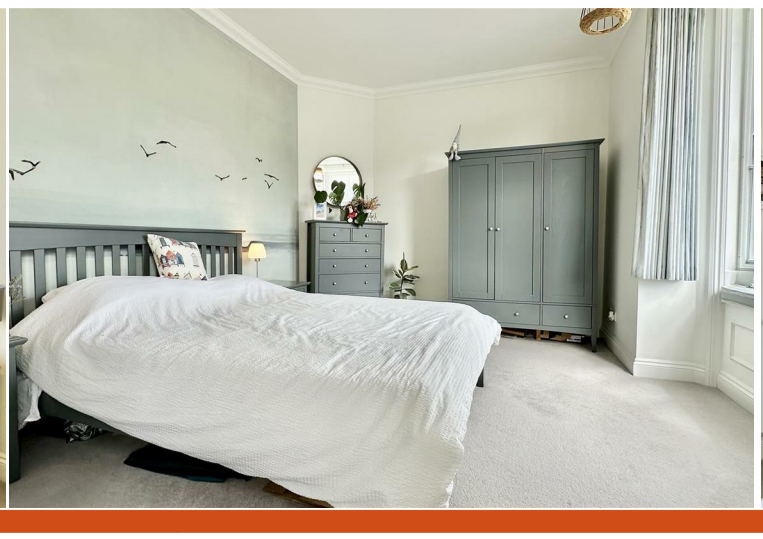
Communal Gardens

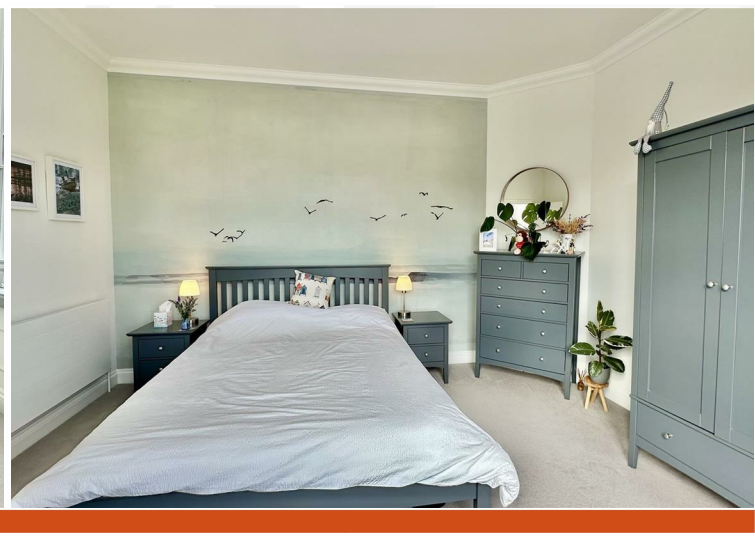
Visitor Parking

FEATURES

- Stunning First Floor Apartment
- CHAIN FREE
- Share of the Freehold
- Walking Distance To Hastings Old Town
- Allocated Parking Space
- Communal Gardens
- Principle Bedroom with En Suite
- Great Views Over East Hill and towards Seafront
- Great II Listed







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.