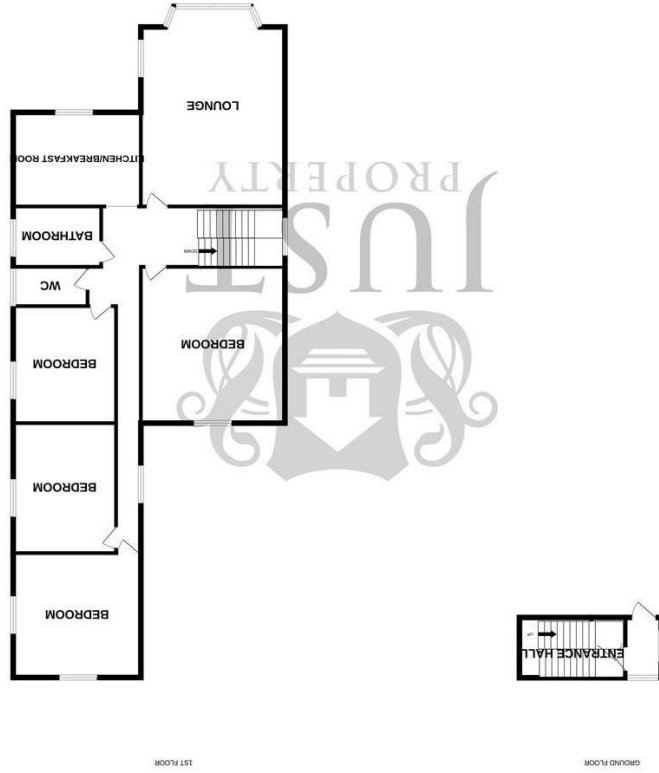


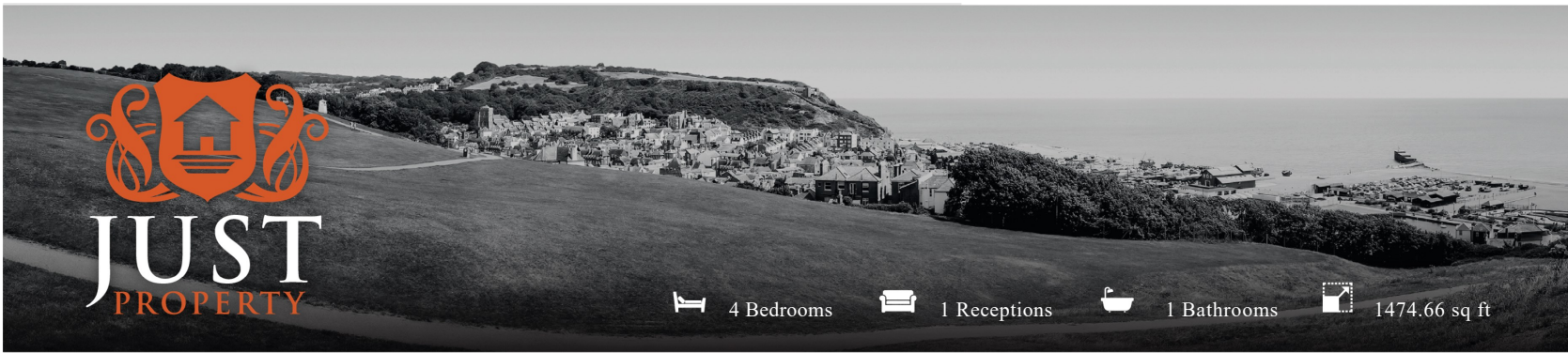
England & Wales	
EU Directive 2002/91/EC	
Current	Potential
Very energy efficient - lower running costs	Very energy efficient - lower running costs
A (92 plus)	A (92 plus)
B (81-91)	B (81-91)
C (69-80)	C (69-80)
D (55-69)	D (55-69)
E (39-54)	E (39-54)
F (21-38)	F (21-38)
G (1-20)	G (1-20)
Not energy efficient - higher running costs	Not energy efficient - higher running costs
63	78



# FLOORPLANS

30a Ashburnham Road, Hastings, TN35 5JL

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



4 Bedrooms | 1 Receptions | 1 Bathrooms | 1474.66 sq ft

Leasehold - Share of Freehold

£375,000

30a Ashburnham Road, Hastings, TN35 5JL





4 Bedrooms 1 Receptions 1 Bathrooms 1474.66 sq ft

## PROPERTY DETAILS

This spacious and versatile four-bedroom first-floor apartment is situated in the highly desirable Clive Vale area of Hastings. The property is ideally located near local schools, bus routes, the historic Hastings Old Town, the bustling Town Centre with its mainline railway station, and the picturesque seafront.

Accessed via its own private entrance, the accommodation spans the entire first floor and offers generous living space. The 21'9 x 15'5 bay-fronted living room is filled with natural light, providing a bright and inviting space for relaxation or entertaining. The fitted kitchen/breakfast room offers a modern and functional area for cooking and dining. The fitted family bathroom includes a separate shower cubicle, catering to the needs of contemporary living. There are four well-proportioned double bedrooms, making the apartment ideal for families or those in need of additional space for work or hobbies.

Additional features include a loft with a fitted retractable ladder, offering excellent storage potential or the possibility of future conversion, subject to the necessary permissions. The property benefits from a private, established rear garden that features a lawn, patio areas, and a vegetable garden, providing a peaceful outdoor space. There is also a driveway to the side of the property, ensuring convenient off-road parking.

The apartment has been thoughtfully updated with some double glazing, secondary glazing for the sash cord windows, gas-fired central heating with a recently installed boiler, and a full electrical re-wiring. The property comes with the Freehold, offering full ownership, alongside the balance of the 999 year lease from 2018. Maintenance is split 50/50 with the apartment on the ground floor.

This exceptional apartment combines character, space, and convenience in a sought-after location. Viewing is considered essential to fully appreciate all that this unique property has to offer. Contact us today to arrange a viewing.



## ROOM DIMENSIONS

Front Door

Stairs To First Floor Landing

Living Room  
21'9 x 15'5 (6.63m x 4.70m)

Kitchen / Breakfast Room  
12'8 x 10 (3.86m x 3.05m)

Family Bathroom  
9'3 x 6'4 (2.82m x 1.93m)

WC

Inner Hallway

Bedroom  
15'10 x 10'2 (4.83m x 3.10m)

Bedroom  
12'3 x 10'2 (3.73m x 3.10m)

Bedroom  
13'8 x 13'3 (4.17m x 4.04m)

Bedroom

13'10 x 13'3 (4.22m x 4.04m)

Off Road Parking

Private Rear Garden

## FEATURES

- First Floor Apartment
- Four Double Bedrooms
- Share Of The Freehold
- Private Rear Gardens
- Off Road Parking
- Sea and Country Park Views
- Private Entrance
- Beautiful Interiors
- Many Original Features

