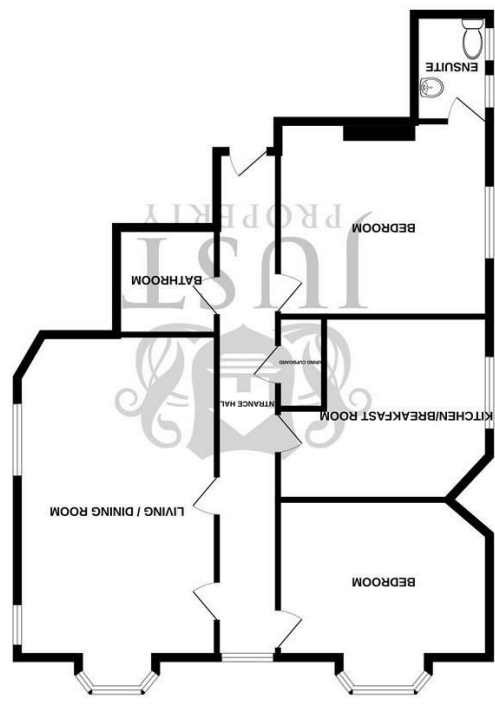
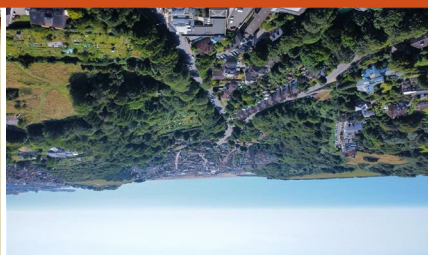


England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (92 plus)
	B (81-91)
	C (69-80)
	D (55-68)
	E (39-54)
	F (21-38)
Not energy efficient - higher running costs	G (1-20)
Current	66
Potential	80

Measurements have been taken to provide the maximum of the finished floor level. Measurements of doors, windows, stairs and other features will be taken to the face of the work. The company does not warrant the accuracy of these measurements. The company does not warrant the accuracy of the measurements of the finished floor level. The company does not warrant the accuracy of the measurements of the finished floor level. The company does not warrant the accuracy of the measurements of the finished floor level.



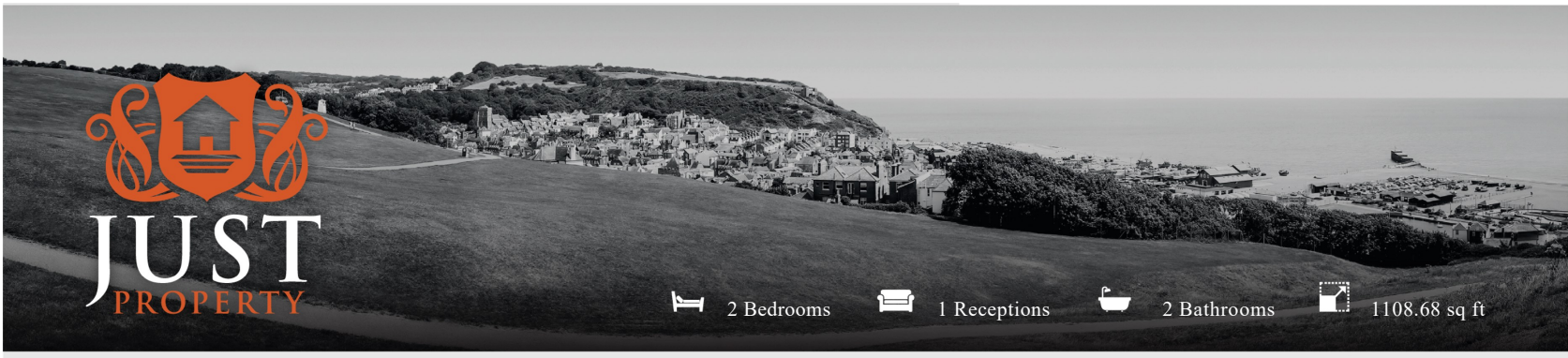
SECOND FLOOR



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

# FLOORPLANS

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



2 Bedrooms   1 Receptions   2 Bathrooms   1108.68 sq ft

Leasehold - Share of Freehold

£289,950

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





## 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

