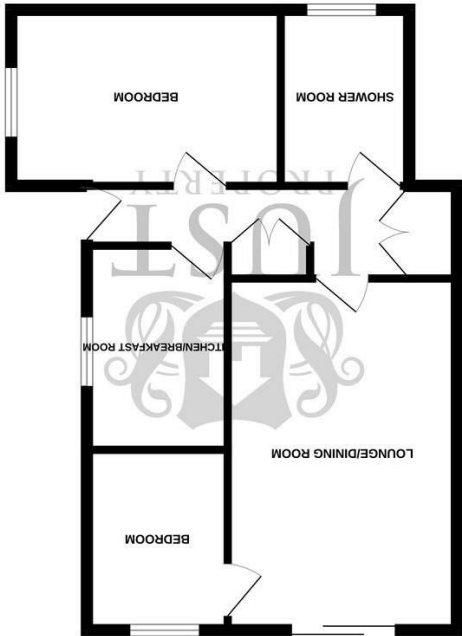


While every attempt has been made to ensure the accuracy of the drawings contained here, measurements of rooms, windows, doors and any other items are approximate and no responsibility is taken by the company for any errors. This plan is to be used as a guide only and should be used in conjunction with the written particulars. The services, fixtures and appliances shown have not been tested and no guarantee is given as to their condition or whether they will operate.



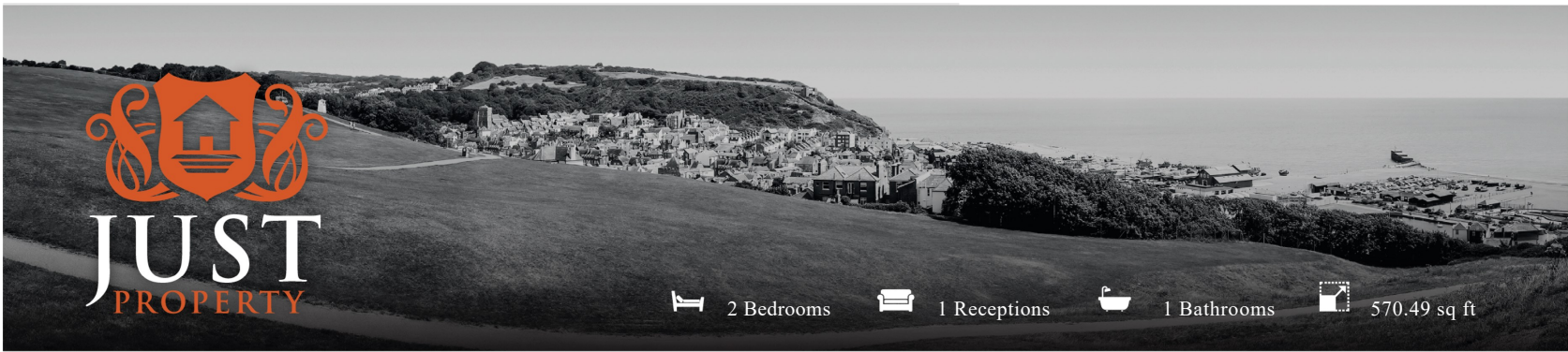
GROUND FLOOR



Flat 4 The Moorings 71 The Bourne, Old Town, Hastings, TN34 3BD

## FLOORPLANS

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



2 Bedrooms 1 Receptions 1 Bathrooms 570.49 sq ft

Flat 4 The Moorings 71 The Bourne, Old Town, Hastings, TN34 3BD

Leasehold

£239,950







Leasehold

£239,950



2 Bedrooms



1 Receptions



1 Bathrooms



570.49 sq ft

## PROPERTY DETAILS

Tucked away just off the High Street in the heart of Hastings' historic Old Town, this chain-free, two-bedroom, ground-floor apartment offers an ideal blend of convenience and practicality. Within walking distance of an excellent range of independent shops, cafés, the Hastings Contemporary Gallery, the iconic fishing huts and the seafront, this is a fantastic opportunity to enjoy one of the most sought-after locations in the area.

The property is accessed via a private front door leading into a welcoming hallway with two generous storage cupboards. The accommodation includes two bedrooms, a recently updated shower room/WC, a well-equipped kitchen/breakfast room and a spacious lounge/dining room measuring over five metres in length — perfect for entertaining.

Further benefits include a private courtyard, allocated off-road parking — a rare and valuable asset in the Old Town — and UPVC double glazing with electric heating throughout.

The property is offered with the remainder of a 999-year lease, with current maintenance charges of approximately £2,300 per year and a ground rent of £130.

This is a wonderful opportunity to secure a peaceful, well-maintained home in a unique and highly desirable setting. Early viewing is highly recommended via the vendor's chosen agents, Just Property.

## ROOM DIMENSIONS

Private Front Door

Hallway

Bedroom

12'11" x 10'0" (3.94 x 3.05)

Bedroom

8'9" x 6'9" (2.69 x 2.08)

Kitchen / Breakfast Room

9'8" x 6'9" (2.95 x 2.08)

Shower Room / WC

Lounge / Dining Room

16'9" x 10'11" (5.13 x 3.35)

Storage Cupboards x 2

Private Rear Garden

Allocated Parking Space

## FEATURES

- CHAIN FREE
- Two Bedrooms
- Kitchen Breakfast Room
- Ground Floor Apartment
- Heart of Hastings Old Town
- Allocated Parking Space
- Walking Distance To Beach
- Balance of 999 Year Lease
- Quiet Position

