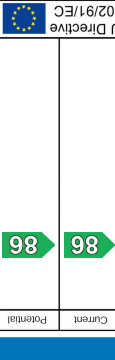
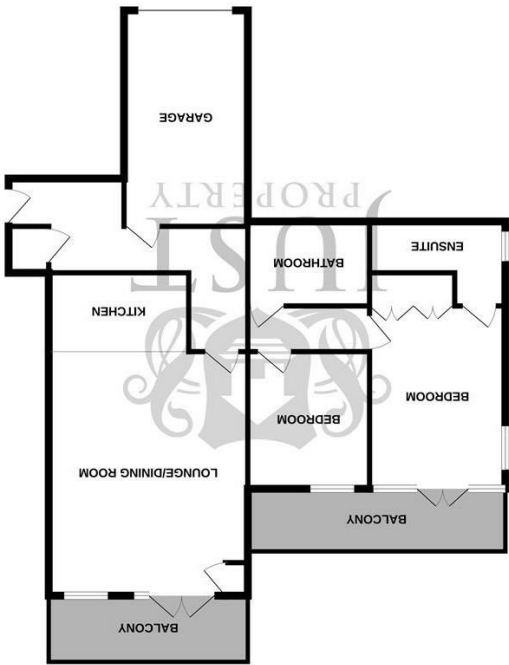




Energy Efficiency Rating		
England & Wales		
EU Directive 2002/91/EC		
 The bar chart displays the Energy Efficiency Rating scale from 1 to 100. The 'Current' rating is 86, and the 'Potential' rating is 86. The scale is divided into two main sections: 'Very energy efficient - lower running costs' (ratings 1-55) and 'Not energy efficient - higher running costs' (ratings 56-100). The ratings are color-coded: 1-2 (dark blue), 3-4 (blue), 5-6 (light blue), 7-10 (green), 11-15 (light green), 16-20 (yellow-green), 21-25 (yellow), 26-30 (orange), 31-35 (red-orange), 36-40 (red), 41-45 (dark red), 46-50 (brown), 51-55 (dark brown), 56-60 (black), 61-65 (dark grey), 66-70 (grey), 71-75 (light grey), 76-80 (very light grey), 81-85 (white), 86-90 (light blue), 91-95 (medium blue), 96-100 (dark blue).	Potential	86
	Current	86
	Very energy efficient - lower running costs	
	(92 plus) A	
	(81-91) B	
	(69-80) C	
	(55-68) D	
	(39-54) E	
	(21-38) F	
	(1-20) G	
	Not energy efficient - higher running costs	

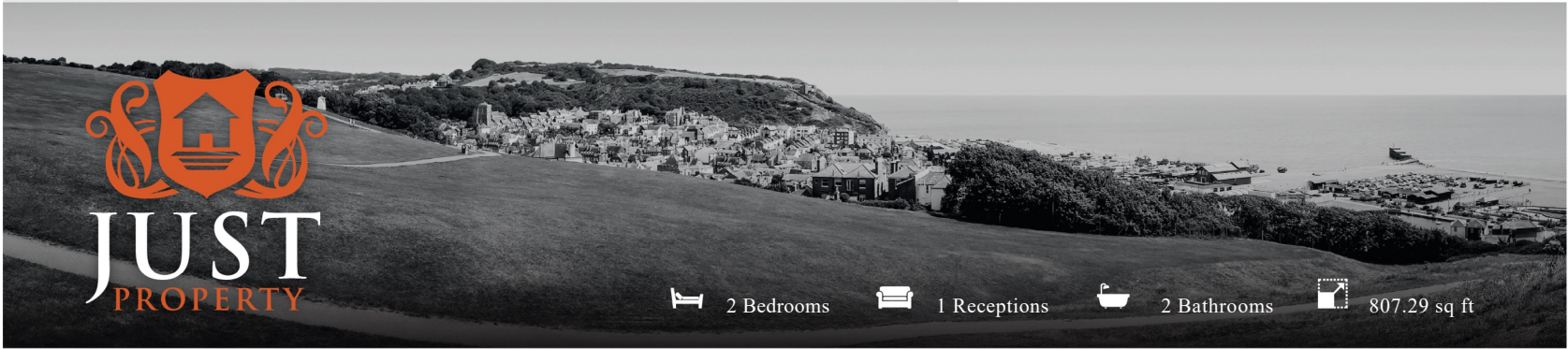
These energy efficiency labels are made to ensure the accuracy of the buildings associated with the measurements of energy, water, costs and any other data are appropriate and representative of the actual energy consumption of the building. They are not to be used for any other purpose and should not be used for any other purpose. They are not to be used for any other purpose and should not be used for any other purpose. They are not to be used for any other purpose and should not be used for any other purpose.



GROUND FLOOR



www.justproperty.net



2 Bedrooms 1 Receptions 2 Bathrooms 807.29 sq ft

Flat 5, Highkilm , 2 Tilekiln Lane, Hastings, TN35 5EN

Leasehold

£275,000





Leasehold

£275,000



2 Bedrooms



1 Receptions



2 Bathrooms



807.29 sq ft

PROPERTY DETAILS

Stunning Two Bedroom Chain Free Ground Floor Apartment with Sea Views & Garage

This beautifully presented ground floor apartment forms part of a modern development constructed approximately nine years ago and is considered one of the finest examples within the building. Perfectly positioned, it offers easy access to Fairlight Country Park while being only a short distance from the shops and amenities of Ore Village.

The property has been meticulously maintained by the current owners and offers an exceptional standard of finish throughout. Accommodation is accessed via a communal entrance leading into a private hallway with generous storage. The heart of the home is the open-plan living space, featuring a contemporary fitted kitchen with fully integrated appliances, dining area, and living room. From here, French doors open onto a private balcony enjoying breath-taking views across the town, towards the sea, and out to the surrounding countryside.

The main bedroom is a superb size, benefiting from a south-facing window and direct access onto a second private balcony. It also features a luxury en-suite shower room/WC. A further double bedroom and a modern family bathroom/WC complete the accommodation.

From the entrance hall, there is integral access to a private garage with an electrically operated door, EV charging point, light and power, and additional utility space. Residents also benefit from allocated parking, communal gardens with areas of lawn, a healthy lease of 116 years, and reasonable maintenance charges of £1,685 and ground rent of £275 per annum.

This apartment offers the perfect combination of modern convenience, outdoor space, and stunning views in a highly desirable location. Internal viewings are highly recommended via the vendors' chosen agents, Just Property.

ROOM DIMENSIONS

Communal Entrance & Hallway

Front Door

Entrance Hallway

Storage Cupboard

Open Plan Lounge / Dining Area
18'4" x 14'11" (5.59 x 4.57)

Balcony

Fitted Kitchen Area
10'5" x 5'10" (3.20 x 1.80)

Bathroom
9'0" x 5'6" (2.76 x 1.68)

Bedroom
10'2" x 9'1" (3.11 x 2.78)

Principle Bedroom
13'8" x 10'2" (4.19 x 3.10)

Balcony

En Suite Shower /WC
6'0" x 10'2" (1.84 x 3.11)

Integral Garage - EV Charger
16'4" x 7'5" (4.98 x 2.28)

FEATURES

- CHAIN FREE
- Two Bedroom Ground Floor Apartment
- Stunning Views over Countryside and Sea
- Garage with EV Charging Point
- Open Plan Reception Area
- Fitted Kitchen with Appliances
- Two SW Facing Balconies with Views
- Modern Purpose Energy Efficient Built Block
- Communal Gardens
- Close to local bus routes, the country park, and shops

