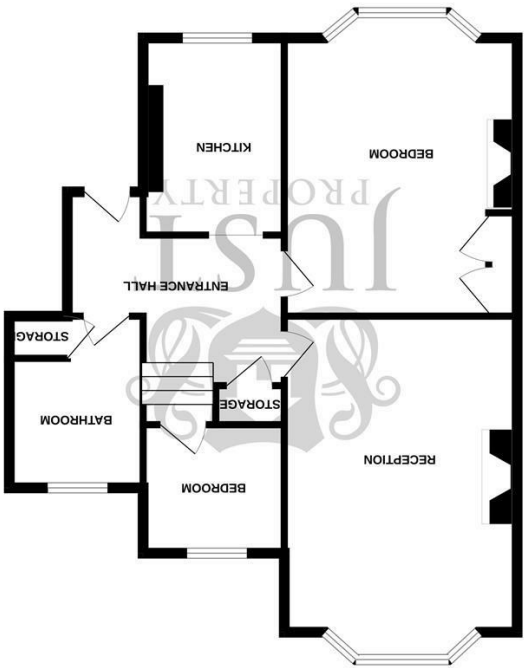




| Energy Efficiency Rating                    |           |           |
|---------------------------------------------|-----------|-----------|
| England & Wales                             |           |           |
| EU Directive 2002/91/EC                     |           |           |
|                                             | Current   | Potential |
|                                             |           |           |
| Very energy efficient - lower running costs |           |           |
| A                                           | (92 plus) |           |
| B                                           | (81-91)   |           |
| C                                           | (69-80)   |           |
| D                                           | (55-68)   | 65        |
| E                                           | (39-54)   |           |
| F                                           | (21-38)   |           |
| G                                           | (1-20)    |           |
| Not energy efficient - higher running costs |           |           |

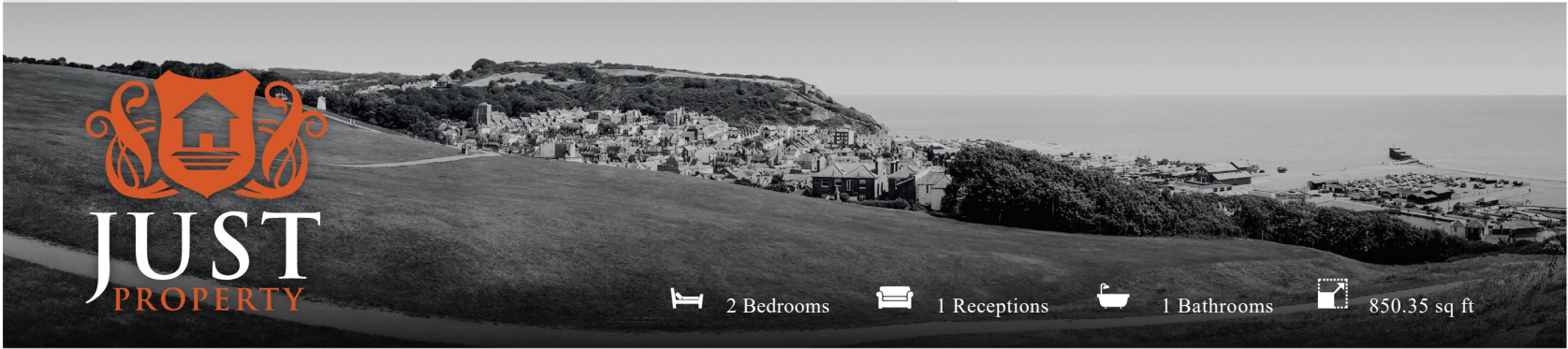
While every attempt has been made to ensure the accuracy of the drawings contained here, measurements of rooms, windows, doors and any other items are approximate and no responsibility is taken for any errors or omissions. The drawings are for guidance only and should not be used for any other purpose. The drawings are not to be used for any other purpose and no guarantee is given that they will be suitable for any other purpose.



GROUND FLOOR



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



2 Bedrooms 1 Receptions 1 Bathrooms 850.35 sq ft

Ground Floor Flat 49 Baldslow Road, Hastings, TN34 2EY

Leasehold

£220,000





Leasehold

£220,000



2 Bedrooms 1 Receptions 1 Bathrooms 850.35 sq ft

## PROPERTY DETAILS

\*\*\*CHAIN FREE\*\*\* NEW LEASE\*\*\*

Just Property is delighted to bring to the market this charming two-bedroom ground-floor flat, located on Baldslow Road in Hastings. This exceptional property offers a fantastic opportunity to enjoy a comfortable and stylish lifestyle in a sought-after location, just a stone's throw from the scenic Alexandra Park and the local amenities of Hastings.

The flat retains a wealth of period features, including impressive high ceilings & large bay windows that create a sense of space and light throughout, enhancing the overall character and charm of the property.

Internally, the flat offers well-proportioned rooms, with generous living spaces including a 20' x 14'9" reception room & a 19'11" x 14'9" principle bedroom, providing flexibility for both relaxation and entertaining. The property further benefits from the added convenience of a front courtyard with the potential for off-road parking, as well as a delightful front garden space and a newly extended lease.

With a perfect blend of classic period charm and modern amenities, this property is an ideal choice for anyone looking to settle in a desirable location with easy access to local shops, transport links, and leisure facilities.

To arrange access, please contact the vendor's chosen sole agents, Just Property 01424 444100

## ROOM DIMENSIONS

|                                                 |                                                    |
|-------------------------------------------------|----------------------------------------------------|
| Communal Entrance                               | Front Garden                                       |
| Front Door                                      | Front Courtyard With Potential For Off-Road Parkin |
| Entrance Hall                                   |                                                    |
| Kitchen<br>9'1" x 7'1" (2.78m x 2.18m)          |                                                    |
| Bedroom<br>19'11" x 14'9" (6.09m x 4.51m)       |                                                    |
| Built-in Wardrobes                              |                                                    |
| Reception Room<br>20'0" x 14'9" (6.11m x 4.52m) |                                                    |
| Storage                                         |                                                    |
| Bedroom<br>6'11" x 8'0" (2.12m x 2.44m)         |                                                    |
| Bathroom<br>9'6" x 6'2" (2.91m x 1.89m)         |                                                    |

## FEATURES

- CHAIN FREE
- To Be Sold With Extended Lease
- Front Courtyard With Potential For Allocated Parking
- Period Charm
- Envable Location Near Alexandra Park
- Front Garden
- 20" x 14"9' Reception Room
- UPVC Double Glazing
- £600 Annual Service Charge
- High Ceilings



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.