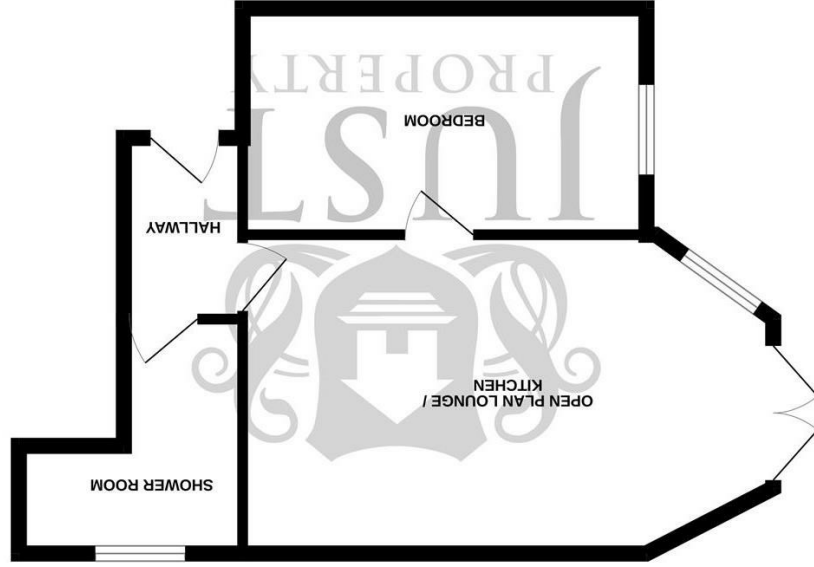




These plans are intended to provide a general impression of the layout of the property and are not intended to be used as a contract. The company therefore gives notice that none of the material issued or visual depictions of any kind made on behalf of the company can be relied upon as accurately describing any of the specified matters prescribed by any order made under the Property Misdescriptions Act 1991. Nor do they constitute a contract, part of a contract or a warranty. You should obtain clarification on any matters of information that are important to you.

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	43
Potential	75



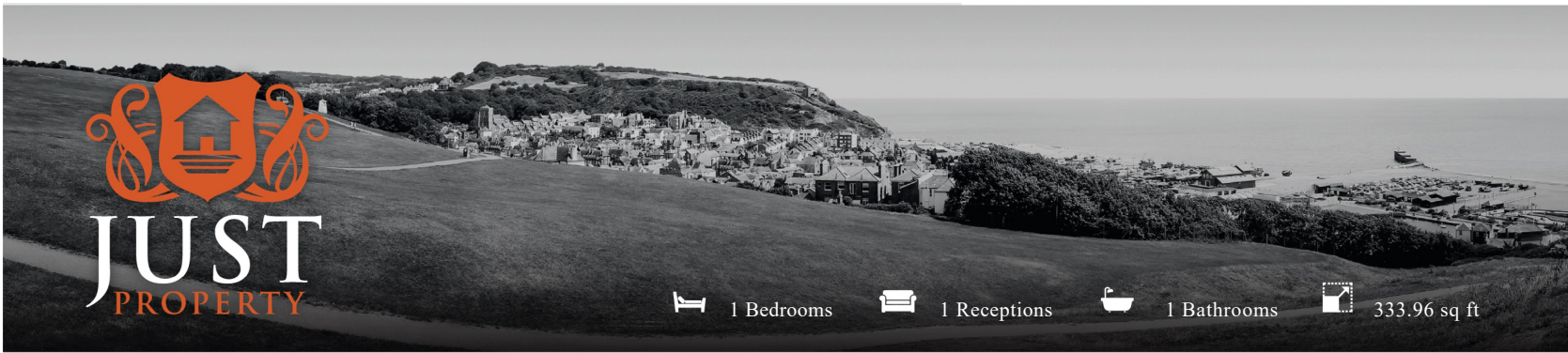
GROUND FLOOR



# FLOORPLANS

Flat 4 17 Laton Road, Hastings, TN34 2ES

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

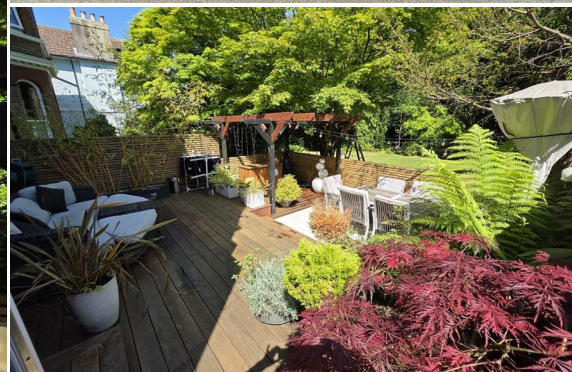


1 Bedrooms   1 Receptions   1 Bathrooms   333.96 sq ft

Leasehold - Share of Freehold

£160,000

Flat 4 17 Laton Road, Hastings, TN34 2ES



## PROPERTY DETAILS

GUIDE PRICE £160,000 - £170,000 - GREAT GARDEN APARTMENT

Positioned in the highly desirable Laton Road, Hastings, this beautifully presented one-bedroom ground floor garden apartment is ideally located close to Alexandra Park, Hastings town centre, the historic Old Town, and the seafront and promenade.

The property forms part of an attractive converted period building and is accessed via a stunning communal entrance hallway. The accommodation comprises a welcoming entrance hall, a contemporary fitted shower room with WC, and a light and bright open-plan living and kitchen area featuring French doors that open directly onto the outside space. There is also a double bedroom with fitted wardrobes.

A particular highlight of this fantastic garden apartment is the private decked garden, creating a modern and attractive outdoor space complete with lighting. In addition, there is access to communal gardens to the rear. The property also benefits from off-road parking.

Further advantages include a share of the freehold with the balance of a 999-year lease remaining. Maintenance charges are currently £2,800 per annum, which includes the heated water supply.

This wonderful apartment is presented to a very high standard throughout, and viewing is highly recommended by the vendor's sole agents, Just Property.



## ROOM DIMENSIONS

Communal Entrance

Hallway

Front Door

Entrance Hallway

Shower Room / WC  
7'11" x 6'4" (2.42 x 1.94)

Open Plan Living and Kitchen Area  
17'1" x 11'0" (5.21 x 3.37)

Bedroom

Private Garden

Communal Gardens

Off Road Parking

## FEATURES

- One Bedroom Apartment
- Beautiful Interiors
- Residents Off Road Parking
- Private Garden and Communal Gardens
- Open Plan Living Area
- Fitted Kitchen
- Close To Park and Town Centre
- Share of Freehold - Balance of 999 Year Lease

