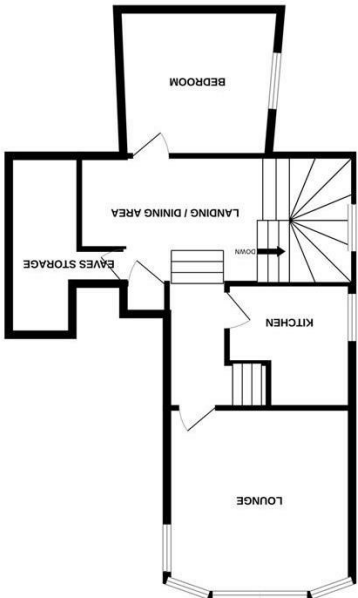
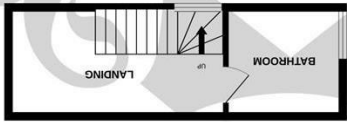




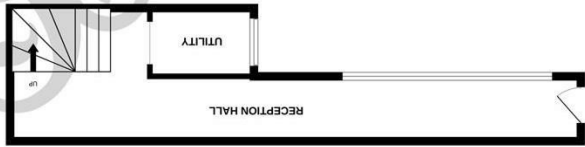
England & Wales		
EU Directive 2002/91/EC		
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs	A (92 plus)	
	B (81-91)	
	C (69-80)	
	D (55-68)	
	E (39-54)	
	F (21-38)	
Not energy efficient - higher running costs	G (1-20)	
	67	73



2ND FLOOR



1ST FLOOR



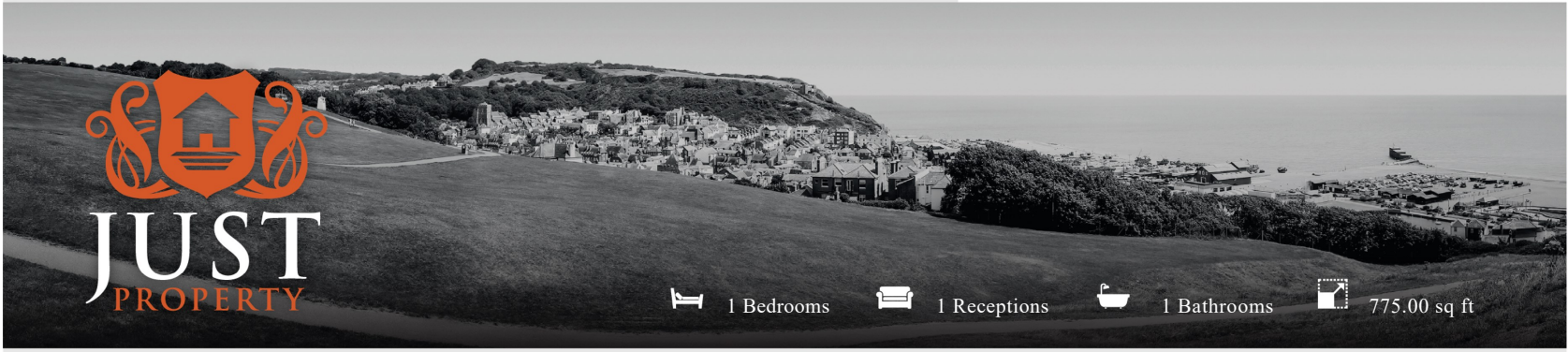
GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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1 Bedrooms 1 Receptions 1 Bathrooms 775.00 sq ft

Flat 4 10, Elphinstone Road, Hastings, TN34 2EE

Leasehold - Share of Freehold

£190,000





Leasehold - Share of Freehold

£190,000



1 Bedrooms 1 Receptions 1 Bathrooms 775.00 sq ft

## PROPERTY DETAILS

### CHAIN FREE

A unique and individual one-bedroom apartment set within an attractive period property, ideally located within walking distance of Alexandra Park, Hastings Town Centre, the seafront, and the historic Old Town. The nearby towns of Bexhill, Battle, Rye, and Eastbourne are also easily accessible.

Originally built in 1860, the property retains a wealth of original features and benefits from its own private entrance. The ground floor offers a large entrance hallway with a useful utility room and additional storage.

A sweeping curved staircase leads to the bathroom and landing, complemented by a beautiful feature window. A further staircase leads up to the dining area, which benefits from useful eaves storage and a cupboard. The apartment offers a double bedroom, a fitted kitchen, and a spacious lounge enjoying far-reaching rooftop views across Hastings.

A particular highlight of this stylish apartment is the private roof terrace, offering uninterrupted views towards the English Channel.

Additional benefits include gas central heating, an allocated parking space, communal gardens, and the property is offered chain free.

The property is sold with a share of the freehold, with the lease currently being extended to 999 years at no cost to the new owner. Maintenance charges are £100 per month.

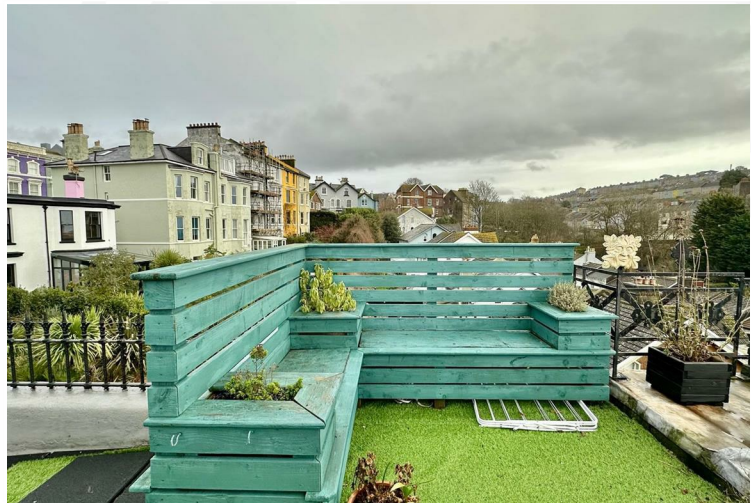
Please contact the vendor's sole agents, Just Property, to arrange a viewing of this individual and excellent apartment.

## ROOM DIMENSIONS

Private Front Door	Stairs To Roof Terrace
Hallway 40'8" (12.40)	Communal Gardens
Utility Room	Allocated Parking Space
Under Stairs Storage	
Stairs to Landing	
Family Bathroom / WC 8'0" x 7'6" (2.46 x 2.29)	
Stairs Up To Dining Area	
Bedroom 12'4" x 9'6" (3.76 x 2.92)	
Kitchen 11'3" x 8'0" (3.43 x 2.46)	
Lounge 12'11" x 12'11" max (3.94 x 3.94 max)	

## FEATURES

- CHAIN FREE
- Private Roof Terrace
- Unique Apartment with Stunning Views
- Allocated Parking Space
- One Double Bedrooms
- Gorgeous Original Features
- Walking Distance To Alexandra Park and Town Centre
- Utility Room
- Split Level Maisonette



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.