



Grange Road
Hastings, TN34 2RL

Guide price £150,000 Leasehold

Wyatt
Hughes
Residential Sales

Grange Road, Hastings, TN34 2RL

****GUIDE PRICE BETWEEN £150,000-£160,000****

Quarry Wood, Hastings,

Nestled in a prestigious gated development within a tastefully refurbished period building in leafy Grange Road, this charming two-bedroom apartment offers modern living and comfort. Situated on the second or top floor, the property features 579 square feet of well-presented space. It is an ideal choice for both first-time buyers and those looking to downsize.

Parking is in your own allocated space set within beautifully maintained gardens. If you don't fancy the stairs, allow the lift to whisk you up to the property. Upon entering the apartment you are greeted by a reception room flooded with light which boasts stunning views of a canopy of mature trees and beyond. The bright, airy property features two bedrooms, a fitted modern bathroom with heated towel radiator, double glazing and recently upgraded heating throughout.

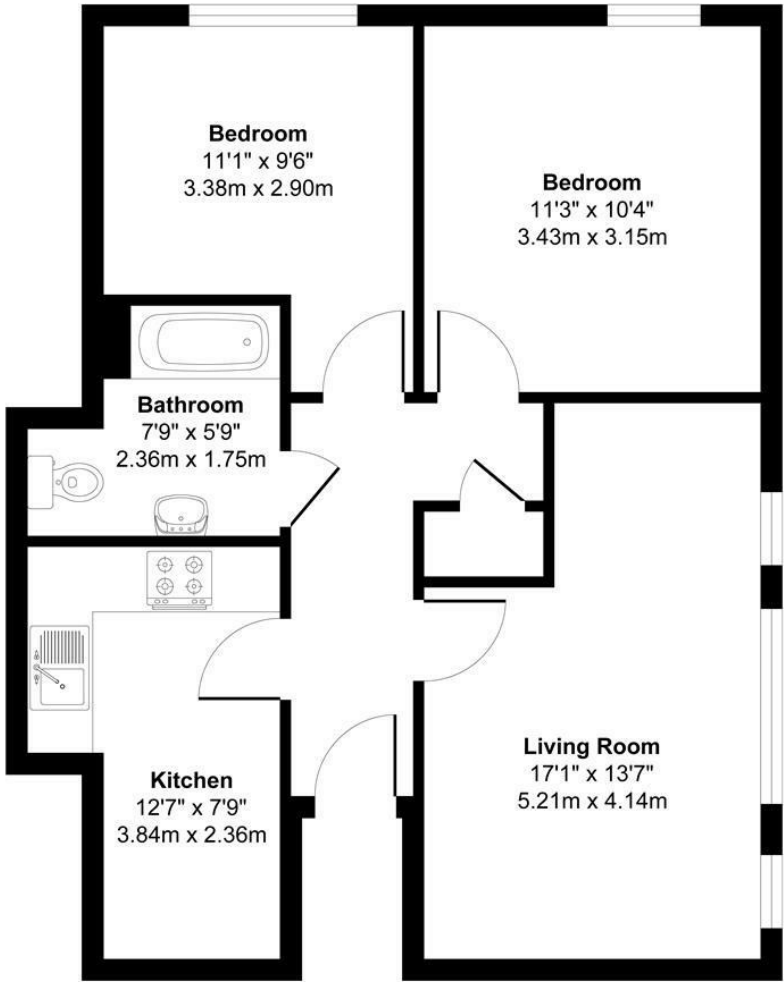
With vacant occupancy and no onward chain, this unique, tranquil property on Grange Road is a wonderful opportunity not to be missed

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| • COUNCIL TAX BAND C - HASTINGS | • 579 SQ FT | • EPC RATING C |
| • 125 YR LEASE FROM 2011 | • CURRENT ANNUAL GROUND RENT IS £250 | • ANNUAL SERVICE CHARGE APPROX £1900 |
| • NO ONWARD CHAIN | • TWO BEDROOMS | • PASSENGER LIFT SUITABLE FOR WHEELCHAIR USERS |
| • ALLOCATED PARKING | | |



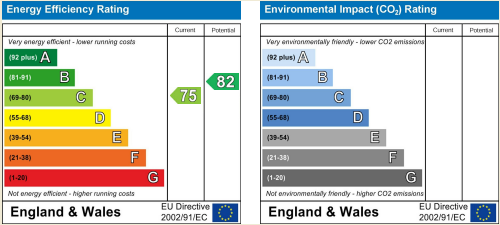
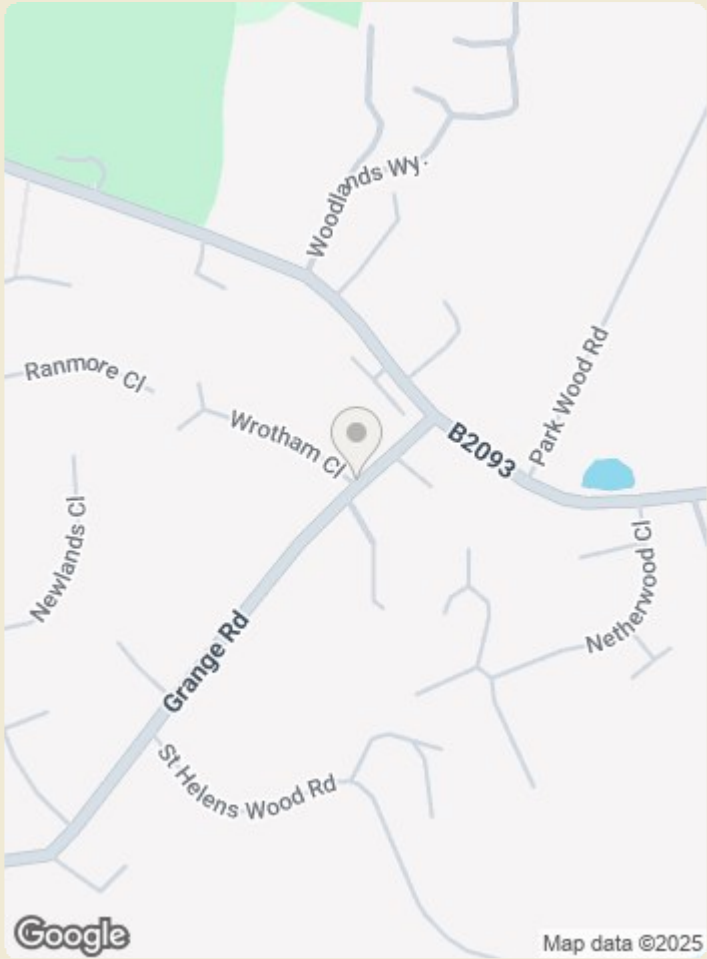
Quarry Wood

Approximate Gross Internal Floor Area
579 sq. ft / 53.79 sq. m



FLOOR PLAN

Produced By Picpreview.co.uk



We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.

