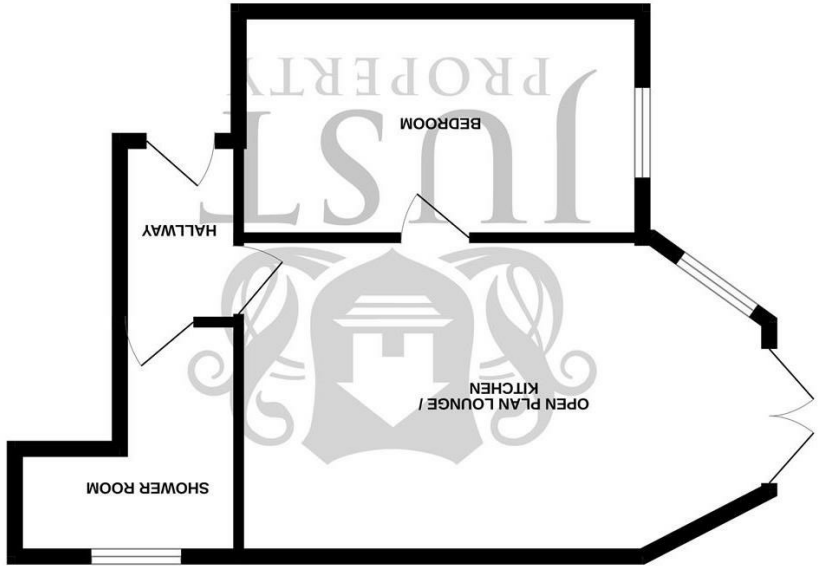
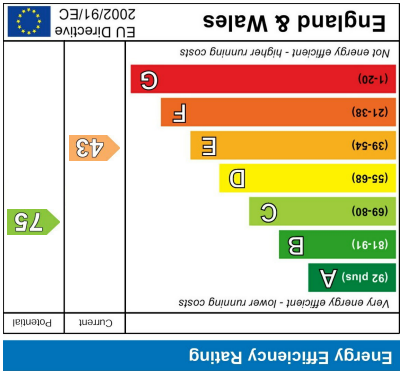




Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, fixtures and fittings are approximate and measurements taken for any other prospective purchaser. The floorplan, fixtures and fittings shown are based on the best available information and are not intended to be a contract. The floorplan is for information only and should be used as a guide only. Any prospective purchaser should verify the accuracy of the floorplan and measurements before completion of the purchase. Measurements are given to the nearest millimetre and are not intended to be a contract.



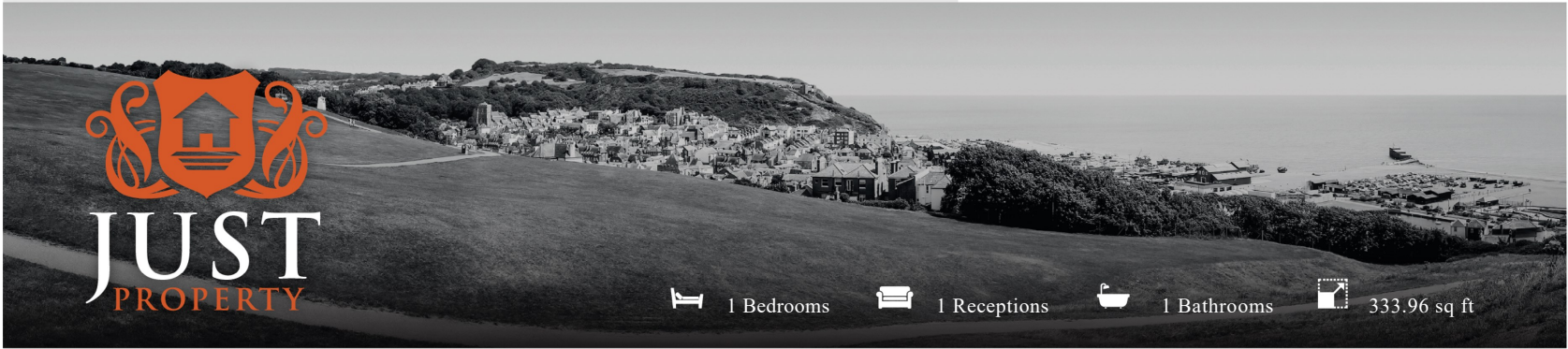
GROUND FLOOR



Flat 4 17 Laton Road, Hastings, TN34 2ES

## FLOORPLANS

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



1 Bedrooms 1 Receptions 1 Bathrooms 333.96 sq ft

Leasehold - Share of Freehold

£169,650

Flat 4 17 Laton Road, Hastings, TN34 2ES





## PROPERTY DETAILS

### 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

- Oner 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

