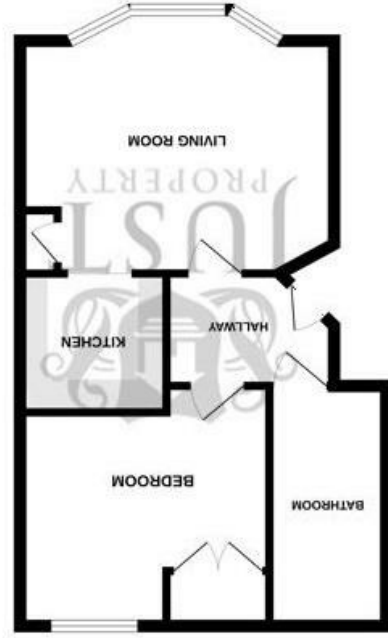


England & Wales	
EU Directive 2002/91/EC	
Potential	Current
Very energy efficient - lower running costs	
A (92 plus)	
B (81-91)	
C (69-80)	73
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
Energy Efficiency Rating	
75	

Energy Performance Certificate (EPC) information. The EPC is a legal requirement for all properties that are let or sold. It provides information on the energy efficiency of the property and the potential for energy saving. The EPC is valid for 10 years. The EPC is a legal requirement for all properties that are let or sold. It provides information on the energy efficiency of the property and the potential for energy saving. The EPC is valid for 10 years.



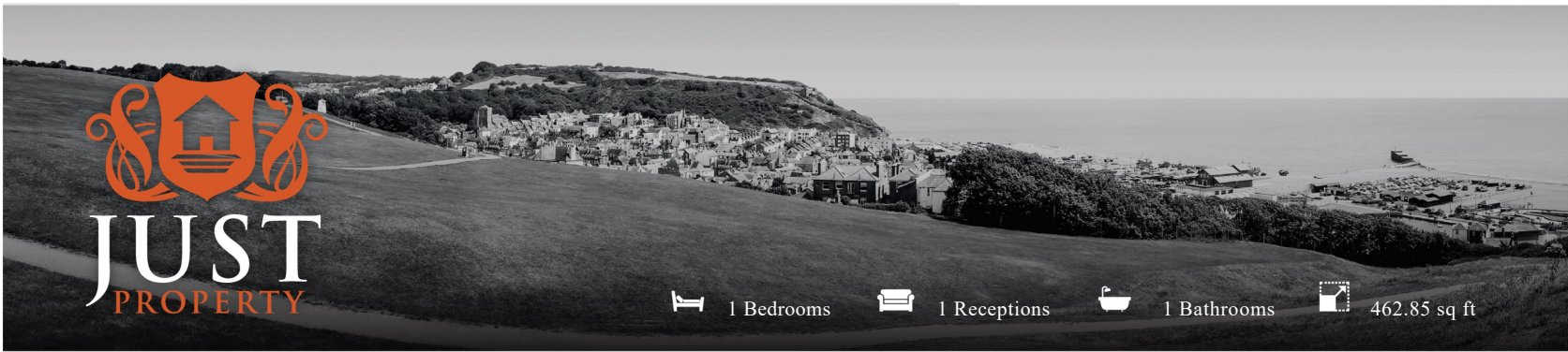
GROUND FLOOR



Flat 5 25-29 Ashburnham Road, Hastings, TN35 5JN

# FLOORPLANS

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



1 Bedrooms | 1 Receptions | 1 Bathrooms | 462.85 sq ft

Leasehold

£140,000

Flat 5 25-29 Ashburnham Road, Hastings, TN35 5JN





Leasehold

£140,000

1 Bedrooms 1 Receptions 1 Bathrooms 462.85 sq ft

## PROPERTY DETAILS

Offers Over £140,000

A stylish one bedroom GROUND FLOOR APARTMENT located in the sought after Clive Vale setting. It's enviably positioned for easy access to Hastings Old Town, Hastings Country Park and nearby primary schools.

The accommodation here is arranged as a BAY FRONTED LIVING SPACE which measures an impressive 15'7 x 13'11 and is open to the MODERN FITTED KITCHEN. There is a BRIGHT DOUBLE BEDROOM positioned at the rear of the property which enjoys a large window and a separate bathroom with a bath and shower over. Externally the property benefits from access to the COMMUNAL GARDEN and OUTDOOR BIKE STORAGE.

A particular benefit worth noting is that the leaseholders have setup a RIGHT TO MANAGE COMPANY. Being sold with NO ONWARD CHAIN this fantastic property would make the perfect SEASIDE RETREAT or FIRST TIME HOME for multiple different buyers.

To arrange access for a viewing, contact Just Property Estate Agents.

Council Tax Band - A



## ROOM DIMENSIONS

Front Of The Building

Ground Floor Flat

Entrance Hallway

Living Room  
15'7" x 13'11" (4.76 x 4.25)

Kitchen  
7'6" x 6'2" (2.31 x 1.89)

Bedroom  
11'3" x 9'1" (3.45 x 2.77)

Bathroom  
10'10" x 5'7" (3.31 x 1.71)

## FEATURES

- One Bedroom, Immaculately Presented
- Ground Floor Apartment
- Sought After Clive Vale Location
- Leaseholders have setup a RIGHT TO MANAGE COMPANY
- Bright & Airy Living Accommodation
- Spacious Living Throughout
- CHAIN FREE PROPERTY
- 114 Year Long Lease
- Viewing Considered Essential
- Council Tax Band - A

