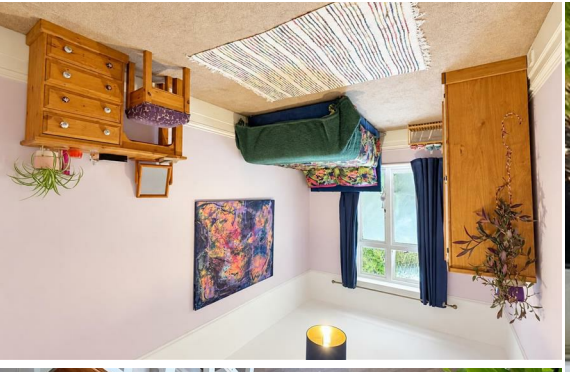
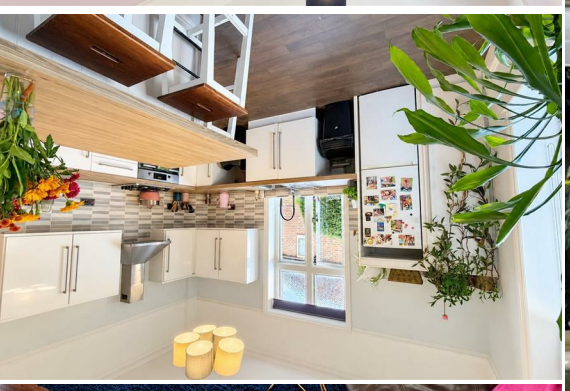








Flat 1 4 Amherst Gardens, Hastings, TN34 1TU

JUST PROPERTY

1 Bedrooms | 1 Receptions | 1 Bathrooms | 613.54 sq ft

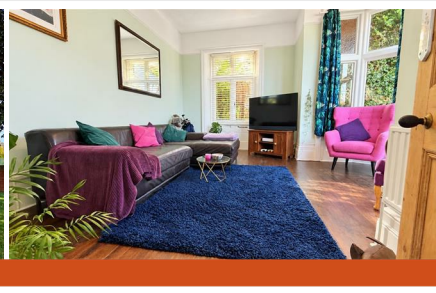
£220,000

Leasehold

www.justproperty.net



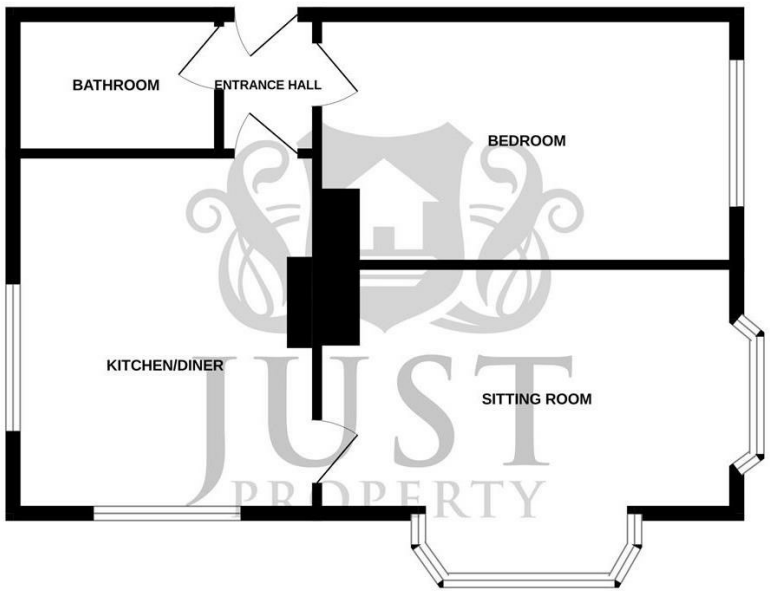


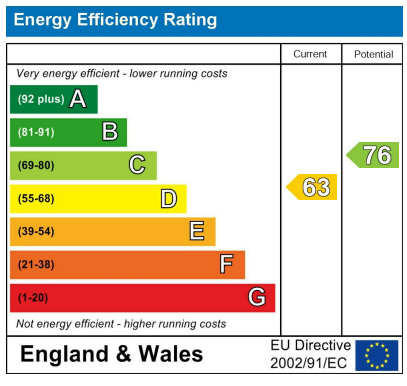


FLOORPLANS

Flat 1 4 Amherst Gardens, Hastings, TN34 1TU

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, omission or mis-statement. 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.
Made with Metropix ©2023

Just Property, 1 George Street, Hastings, TN34 3EA | Tel: 01424 444100 | Email: hastings@justproperty.net

Sales particulars are intended only as general guidance. 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 or information that are important to you.



Leasehold

£220,000

1 Bedrooms | 1 Receptions | 1 Bathrooms | 613.54 sq ft









PROPERTY DETAILS

Just Property are delighted to bring to the market this unique and rarely available one-bedroom garden apartment, situated in the highly desirable Amherst Gardens, Hastings.

Occupying the ground floor of an attractive detached period property, the apartment is ideally positioned within walking distance of Hastings town centre, Amherst Tennis Club and a range of local amenities. The seafront and promenade are also close by, as is the historic Hastings Old Town, renowned for its independent boutiques, cafés and shops.

The well-proportioned accommodation comprises a communal entrance leading to a private entrance hallway, a spacious double bedroom, bathroom and an open-plan kitchen and dining area with dual-aspect windows. This leads through to a beautifully presented, bay-fronted lounge, creating a wonderful space to relax and unwind.

The property retains a wealth of attractive original features, complemented by impressive high ceilings that enhance the sense of space and allow natural light to flood the interior.

A particular highlight is the private front garden, featuring a generous patio area and a lawned section, providing a lovely outdoor space to enjoy the peace and tranquillity of this sought-after residential location.

The property benefits from a 115-year lease, with maintenance costs of approximately £1000-£1400per annum.

A truly appealing garden apartment combining period charm, generous proportions and a superb location. Viewing is considered essential to fully appreciate all that this beautiful property has to offer, through the vendors' sole agents, Just Property.

ROOM DIMENSIONS

Communal Entrance

Communal Entry Porch and Hallway

Front Door

Entrance Hallway

Bathroom
8'05 x 5'07 (2.57m x 1.70m)

Bedroom
16'06 x 9'08 (5.03m x 2.95m)

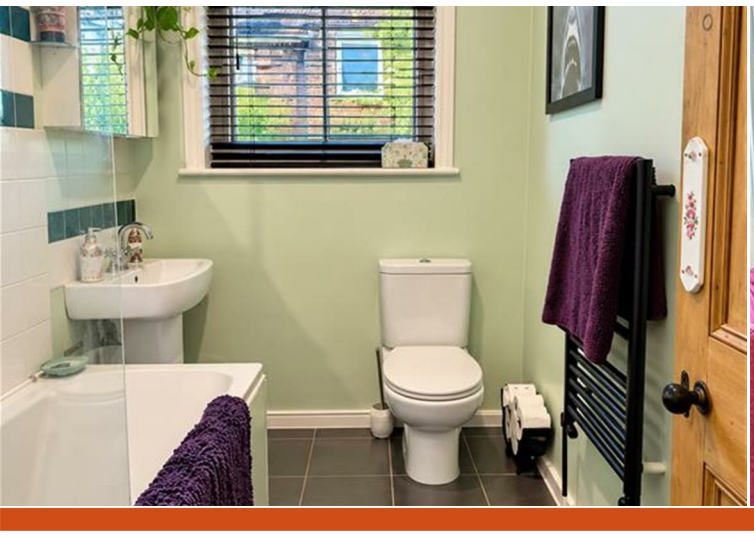
Kitchen Diner
13'06 x 11'08 (4.11m x 3.56m)

Family Lounge
16'04 x 14'06 (4.98m x 4.42m)

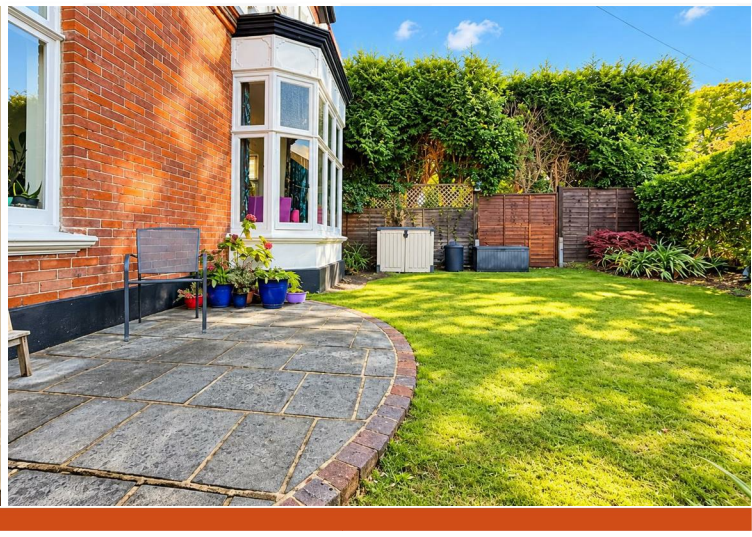
Private Front Garden

FEATURES

- Spacious Double Bedroom
- Kitchen / Dining Room
- Private Front Garden
- Original Features
- Large Family Bay Fronted Lounge
- Balance of 115 year Lease
- Wonderful Location
- Close To Tennis Club







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.