



**HOME + CASTLE**  
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VIEWING HIGHLY  
RECOMMENDED

**new**  
instruction



## Milward Road, Hastings, TN34 3RP

| Flat | 2 Bedrooms

An immaculately presented and extremely spacious two double bedroom split level maisonette spanning the entire ground and lower ground floor of this period residence. Newly refurbished throughout, the accommodation comprises private entrance, utility room, larder, open plan living room with ample space offering plenty of light and views across Hastings with modern fitted kitchen area including central island, integrated fridge freezer and dishwasher. Newly installed modern bathroom suite with bath and shower over. On the ground floor, there are two double bedrooms both with built-in storage. The property is being let unfurnished and is located in a central Hastings location within walking distance to nearby shops, restaurants and seafront. Available immediately.

**TO LET**  
**£1,200 PER**  
**CALENDAR**  
**MONTH**

## Location

This apartment is perfectly positioned and situated a short distance to Hastings Town Centre, restaurants, shopping facilities and local transport links. The seafront promenade and Hastings Old Town are also nearby.

## Private entrance 7'7" x 4'11" (2.33 x 1.52)

Accessed via steps leading to lower ground floor, with butler sink and space & plumbing for washing machine.

## Hallway 20'3" x 5'10" (6.18 x 1.79)

The apartment entrance door opens into the hallway newly installed laminate effect flooring, with access to the family bathroom, kitchen and dining area and stairs rising to ground floor landing.

## Open Plan Living Room 35'10" x 11'1" (10.93 x 3.38)

### Kitchen Area 17'7" x 11'1" (5.36 x 3.38)

Newly installed and fitted with a range of base and wall units with complementary formica worktop and integrated oven with electric hob above, integrated fridge freezer and dishwasher. Central kitchen island which also houses additional storage. Single bowl stainless steel sink with mixer tap. Sash bay window facing front aspect with access to separate larder measuring 2.55 x 1.12.

### Lounge Area 17'4" x 10'6" (5.30 x 3.21)

Bright and exceptionally spacious with bay window facing rear aspect from the tall bay window which is southerly facing. Cast iron fireplace, high ceilings and sash windows are further character features of this welcoming space. Wood laminate flooring, ceiling light, radiator and powerpoints. ceiling light, radiator and powerpoints.

### Bathroom 7'9" x 5'10" (2.37 x 1.78)

Modern fitted suite with part tiled walls, bath with shower over with dual attachments and shower screen. Wash hand basin, low level WC, chrome ladder towel heater, extractor fan, ceiling light, laminate effect flooring and frosted glazed window facing rear aspect.

### Bedroom Two 17'7" x 9'11" (5.38 x 3.03)

Newly installed carpet, sash bay window facing rear aspect, powerpoints, radiator, fitted storage and ceiling light.

### Bedroom One 17'5" x 11'8" (5.32 x 3.56)

Newly installed carpet, sash bay window facing front aspect, powerpoints, radiator, fitted storage and ceiling light.

## Additional Information

Council Tax Band: A

EPC Rating: D

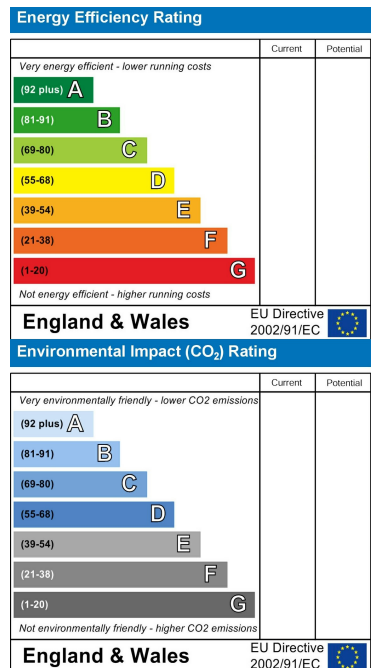
All dimensions supplied are approximate and to be used for guidance purposes only. They do not form part of any contract. No systems or appliances have been tested. Kitchen appliances shown on the floor plan are for illustration purposes only and are only included if integrated, built-in, or specifically stated.

# Floor Plan

## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.