HOME + CASTLE
ESTATE AGENTS

Home and Castle Estate Agents
4 Millfields, Station Rd, Polegate BN26 6AS
Tel: 01323 481922
Email: info@hcsussex.co.uk
hcsussex.co.uk

The Ridge, Hastings, TN34 2AE

Leasehold | Apartment | 2 Bedrooms

A bright and well proportioned two double bedroom apartment set within this well maintained purpose built block. Located on the first floor, this neutrally decorated residence offers open plan accommodation with a Juliette balcony and views across Hastings and St Leonard's on Sea with modern fitted kitchen with integrated appliances and ample worktop and storage space, convenient separate utility room with space for washing machine, two double bedrooms with storage space and fully tiled bathroom with bath and shower over. The property is located on the outskirts of Hastings within easy reach of the Conquest hospital, local shops and transport links. Externally there is an allocated off road parking space as well as visitor parking and communal gardens for the use of residents. Being sold with no onward chain and 113 years remaining on the lease.

FOR SALE
LEASEHOLD
£199,995

Communal Entrance
Stairs and lift leading to first floor and apartment entrance.

Hallway
Ceiling light, door entry system, radiator, carpeted flooring, doors leading to.

Open plan lounge / kitchen area

Lounge area 17'0" x 10'9" (5.2 x 3.3)
Bright and exceptionally spacious with Juliette balcony facing rear aspect and views over Hastings, ceiling lights, radiators, multiple power points, TV point, telephone socket and carpeted flooring.

Kitchen area 10'9" x 5'6" (3.3 x 1.7)
Modern fitted kitchen with a range of base and wall units with complementary formica worktop, integrated oven with electric hob above, stainless steel extractor, integrated under counter fridge freezer and dishwasher, single bowl stainless steel sink with mixer tap. Ceiling light, tiled flooring.

Bedroom two 13'1" x 8'2" (4.0 x 2.5)
Ceiling light, double glazed window facing rear aspect, storage cupboard, radiator, power points and carpeted flooring.

Master bedroom 13'1" x 9'10" (4.0 x 3.0)
Ceiling light, double glazed window facing rear aspect, fixed wardrobe, radiator, TV point, power points and carpeted flooring.

Bathroom 6'10" x 5'10" (2.1 x 1.8)
A contemporary suite comprising of ceiling light, part tiled walls, heated towel rail, basin, low level WC, bath with shower over and tiled flooring.

Utility room 8'2" x 5'6" (2.5 x 1.7)
Ceiling light, power points, formica worktop with base and wall unit with space & plumbing for washing machine. Tiled flooring.

Lease details
Lease term: 125 from 25.03.2014 (113 years remaining)

Maintenance charge: £2009 per annum

Ground rent: £200 per annum

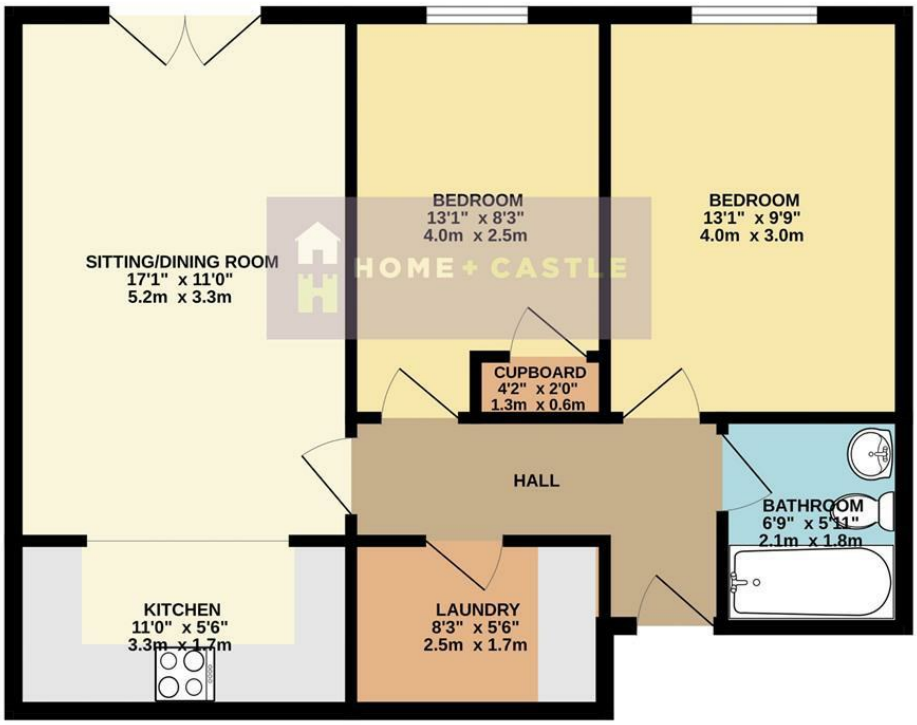
Additional information
Council Tax Band: A

EPC Rating: B

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

FIRST FLOOR
629 sq.ft. (58.5 sq.m.) approx.



TOTAL FLOOR AREA : 629 sq.ft. (58.5 sq.m.) approx.

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.
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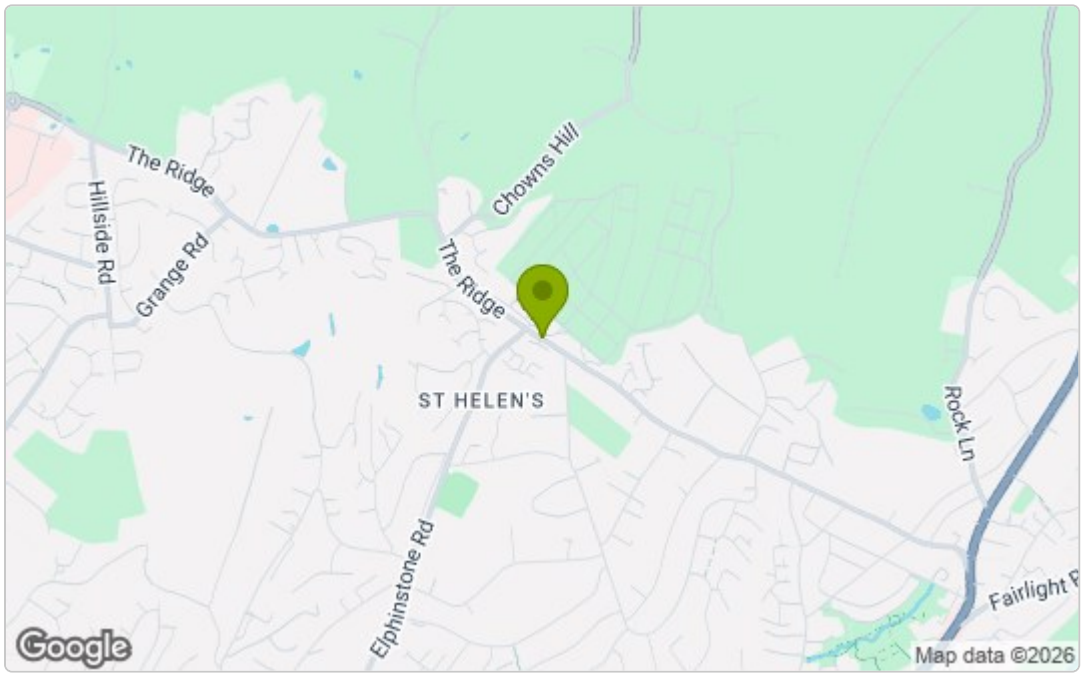
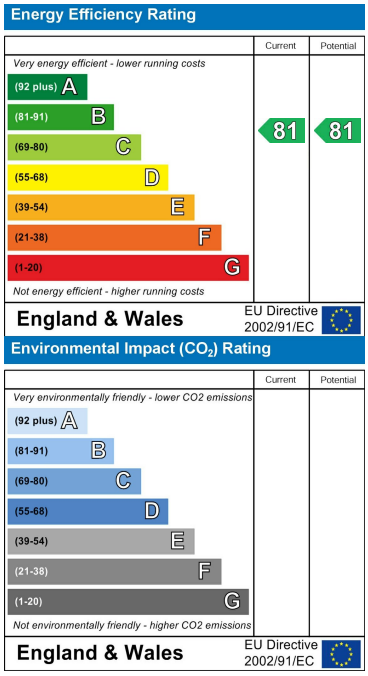
Area Map



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 firms employment has the authority to make or give any representation or warranty in respect of the property.