

## **SUMMARY**

A beautifully presented two bedroom apartment located in Hastings town centre is now available!

The location gives easy access to Hastings Town Centre, mainline railway station with direct access to London, the beach or head in the opposite direction to the West Hill which leads down to the Famous Old Town of Hastings.

This fantastic property boasts an open plan living with modern fitted kitchen with built in appliances, including an induction hob and oven, slimline dishwasher, washing machine and fridge freezer. The hallway leads to two double bedrooms and a sizable bathroom. Further benefits for this property include under floor heating throughout.

#### Please note:

An annual household income of £31,500 will be required for the affordability criteria of this property.

The minimum tenancy length is 12 Months.

Available Now!









# Living Room / Kitchen 14'8" x 15'11"

**Bathroom** 8'3" x 7'7"

Bedroom One

11'5" x 10'0"

**Bedroom Two** 13'1" × 7'7"

Council Tax Band A - £1,702.76 per annum



































## INFORMATION

#### Tenure

#### Local Authority

Hastings Borough Council

#### Council Tax Band

Α

#### **Opening Hours**

Monday to Friday 9.00am - 5.30pm Saturday 9.00am - 4.00pm

#### Viewings

Please contact us on 01424 446644 if you wish to arrange a viewing appointment for this property or require further information.

## Area Map

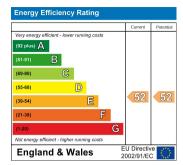


#### **Floorplan**

# **GROUND FLOOR** 621 sq.ft. (57.7 sq.m.) approx. BATHROOM 8'4" x 7'8" 2.54m x 2.33m KITCHEN/LIVING AREA 16'0" x 16'0" 4.88m x 4.87m HALLWAY ₩ ⊕ BEDROOM 2 13'2" x 7'7" 4.01m x 2.32m 88 41 STORAGE BEDROOM 1 11'5" x 10'1" 3.49m x 3.07m

TOTAL FLOOR APEA: 52.1 sq.ft. (§7.7 sq.ft.) approx. terrip the been made be ensure the accuracy of the Scoopian constants have, measurement lover, from and say other items are approximate and no responsibility is been for any envirsibilities. The second of the second proposes only and hold be used as such by any chases. The services, systems and applicances shown have not been tested and no guarante such as the services of the second proposes only and because of the third second proposes. The services is systems and positiones shown have not been tested and no guarante such as the services of the second proposes of the second proposes.

### **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.