



OAKFIELD



St. Helens Crescent, Hastings, TN34 2SQ

Price Guide £85,000



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A delightful one-bedroom second-floor retirement apartment enjoying attractive views over the beautifully maintained communal gardens and conveniently positioned within easy walking distance of the picturesque Alexandra Park.

Set within a popular and well-regarded development, residents benefit from a welcoming community atmosphere and a range of excellent communal facilities, including a comfortable residents' lounge, laundry room, and guest suite for visiting family and friends. The development is surrounded by landscaped gardens with seating areas, offering a peaceful setting to relax and enjoy the outdoors.

The apartment itself is bright and well proportioned, featuring a spacious living room with ample space for both seating and dining furniture. The fitted kitchen is well equipped with an electric oven, hob, extractor fan, and space for a fridge freezer. The accommodation is completed by a generous double bedroom with fitted wardrobes providing excellent storage, and a bathroom comprising a bath with shower over, wash hand basin, and WC.

Further benefits include a lifeline emergency call system, providing added peace of mind, making this an ideal home for those seeking independent living within a safe, secure, and friendly community environment.





Living Room

16'10" x 9'10" (5.13m x 3.00m)

Kitchen

6'9" x 5'7" (2.06m x 1.70m)

Bedroom

13'1" x 8'11" (3.99m x 2.72m)

Bathroom

9'2" x 5'1" (2.79m x 1.55m)



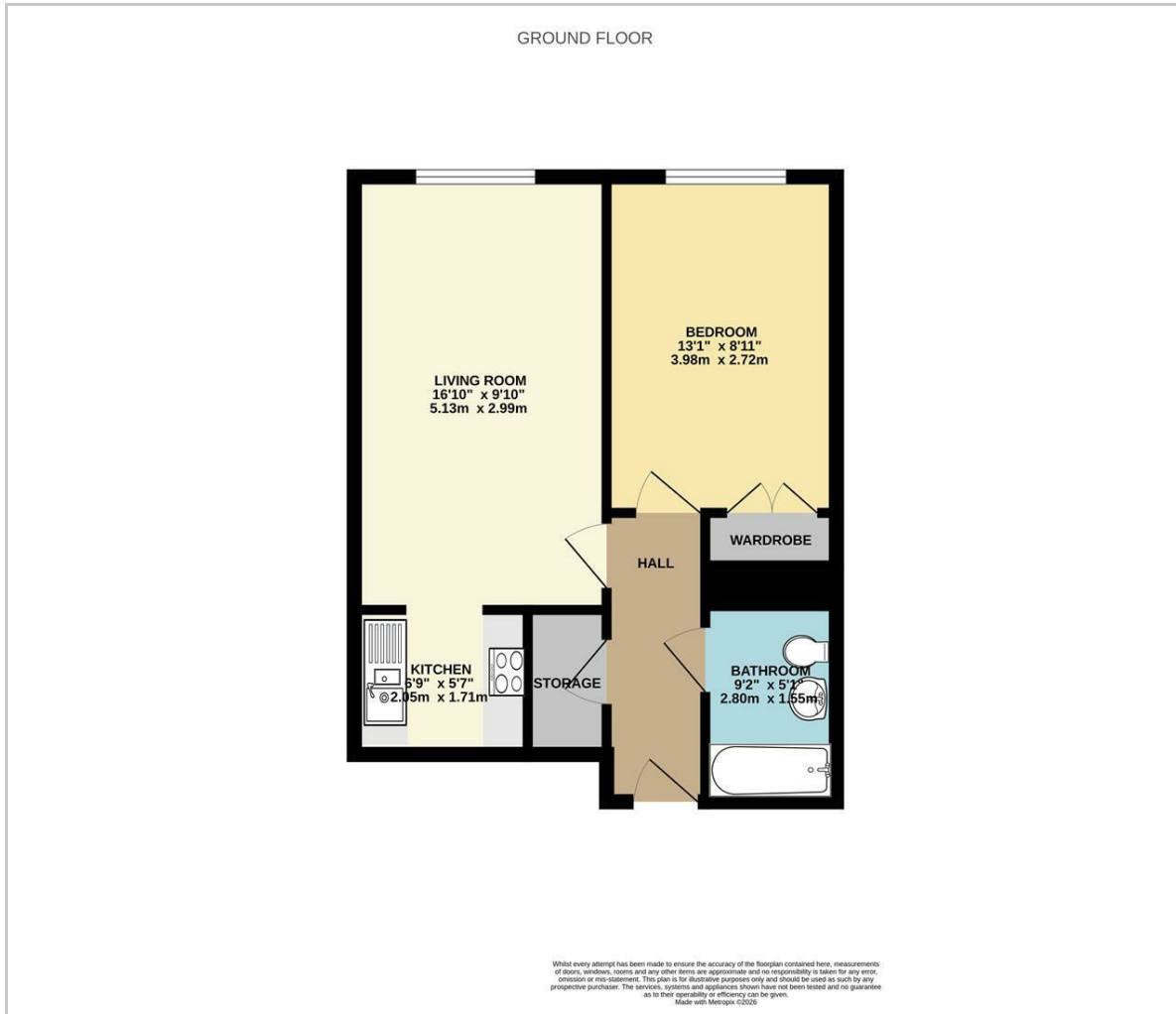
Council Tax Band B - £2,081.78 Per Annum

Lease Information

The seller advises that the property is offered as leasehold and has approximately 959 years remaining on the lease. The service charge is £1,047.33 every 6 months, which includes window cleaning, water rates as well as the building insurance and there is a ground rent of £328.00 per annum. They have also advised that the management agent attends the property site 3 times a week, for any queries or assistance that residents may have. The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain verification from their solicitor or surveyor.



Floor Plan

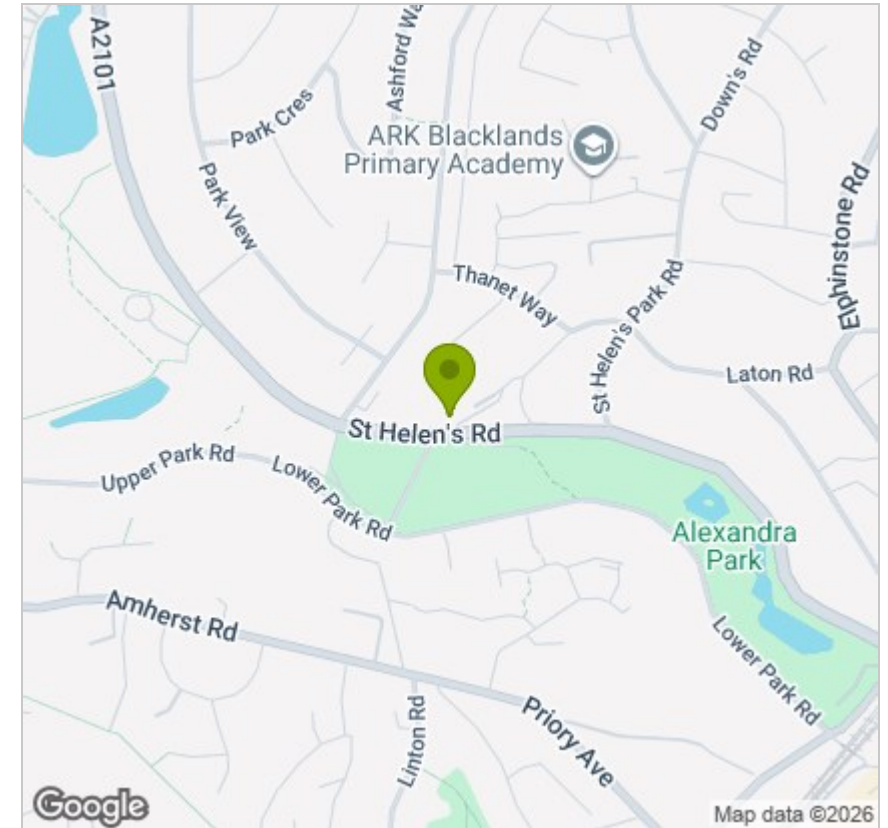


Viewing

Please contact us on 01424 224700
if you wish to arrange a viewing appointment for this property or require further information.

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.

Area Map



Energy Efficiency Graph

