



Flat 5, 61 Hastings Court, Hastings  
Road, Bexhill-on-Sea, East Sussex  
TN40 2NH





## PROPERTY DESCRIPTION

A well presented and spacious 3 bedroom first floor purpose built apartment with a private entrance situated in this popular road. Other notable features include garage with parking and large lawned communal garden to the rear, modern kitchen and bathroom fittings, private loft, long lease and share of freehold. EPC D

## FEATURES

- Spacious first floor apartment
- Well Presented By Current Owners
- Three bedrooms
- Private Entrance
- Garage and parking
- Large lawned communal garden
- Private entrance
- Long Lease and share of freehold
- 84 Square Meters
- Council tax - B





## ROOM DESCRIPTIONS

### Entrance

Covered entrance with double glazed front door leading to private entrance hall. Private staircase leading to first floor landing.

### Landing

11' 9" x 8' 3" (3.58m x 2.51m) Spacious landing with radiator, hatch to private loft space with retractable loft ladder.

### Lounge/dining room

18' 3" x 9' 10" (5.56m x 3.00m) Tv aerial point, radiator, double glazed window with outlook to front.

### Kitchen

12' 3" x 9' 10" (3.73m x 3.00m) With modern fittings comprising 1 1/2 bowl sink unit with single drainer with working surfaces and cupboards under, range of matching wall mounted cupboards, part tiling to walls, space for cooker, washing machine and American style fridge freezer. Built in wine cooler. Wall mounted combi gas boiler concealed behind cupboard, tiled floor, ceiling spotlights, radiator, breakfast bar, double glazed window to rear.

### Bedroom 1

18' 4" x 9' 9" (5.59m x 2.97m) With built in double cupboard, radiator, double glazed window to front.

### Bedroom 2

12' 3" x 9' 9" (3.73m x 2.97m) With built in double cupboard, radiator, double glazed window to rear.

### Bedroom 3

9' 8" x 8' 3" (2.95m x 2.51m) With wall mounted cupboard, radiator, double glazed window to front

### Bathroom

With white suite comprising panelled bath with mixer tap, wash hand basin with cupboard below, low level wc, separate shower cubicle with glass doors, radiator, tiled floor and walls, ceiling spotlights, frosted glass double glazed window.

### NB

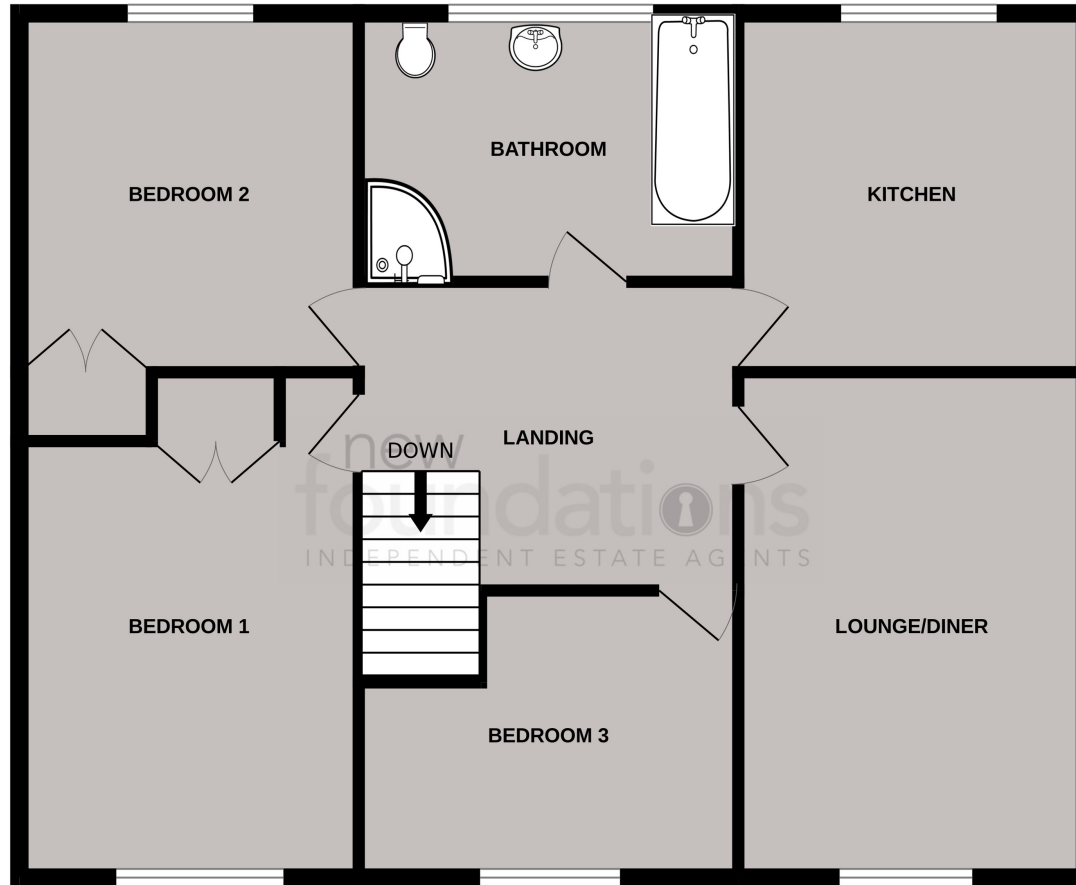
We have been verbally advised that the property is held on a 999 year lease and that the property is to be sold with a share of the freehold. We have also been verbally advised that the service charge is £110 per month.





FLOORPLAN

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.  
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