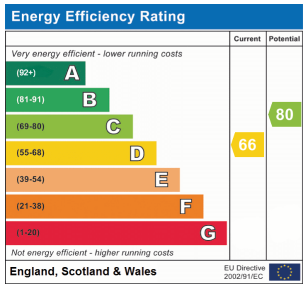


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FLOOR 1 NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY



Flat 8, Marianne House 77 Old London Road, Hastings, East Sussex TN35 5PQ **£350,000**
leasehold share of freehold

An impressive Grade II Listed two bedroom apartment located in Marianne House and enjoying views to the East Hill around to the seafront. Recently renovated and with the benefit of gated parking, all within just a short stroll of Hastings Old Town and the seafront.

- 2 Bedroom Apartment
- Gated Off-Road Parking
- Recently Renovated
- Seafront Views
- 9' Ceiling Heights
- 2 Bathrooms
- Close to Hastings Old Town

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Description

Viewing is essential to appreciate this two bedroom apartment that is approached over an impressive communal entrance hall with stairs that rise to the first floor. The accommodation has recently been renovated and is arranged around an impressive 31' entrance hall with 9' ceilings throughout. Recently renovated, the property has been newly plastered and benefits from upgraded wiring and central heating and is finished to an exacting standard with quality fixtures and fittings, all presented in excellent decorative order. The main living room enjoys views from the East Hill around to the seafront. Originally with three bedroom the property has been altered to provide two bedrooms and a larger living room. This could easily be reinstated if buyers required three bedrooms. The kitchen enjoys a newly fitted range of units with ample space for a breakfast table and the main bedroom has an en-suite shower room. Both the main bathroom and en-suite have also been upgraded. The property enjoys use of communal gardens and has a gated allocated parking space accessed from Dudley Road.

Historical Note:
Marianne House is located close to Hastings Old Town and was originally owned by Frederick North, Mayor and MP for Hastings in the early 19th Century. His daughter, Marianne, became a well renowned botanical illustrator. The building itself was extended in 1903 to accommodate the sisters of the convent of Lady of the Missions.

Directions

From Hastings seafront, proceed up the A259 (Old London Road) and the property will be found just after the school on the right hand side.
What3Words: ///levels.finely.global

THE ACCOMMODATION

With approximate dimensions comprises:

COMMUNAL ENTRANCE HALL

With stairs and lift to all floors.



PRIVATE ENTRANCE HALL

Leading to

RECEPTION HALL

31' 4" x 3' 11" (9.55m x 1.19m) 9'7" ceiling height, large storage cupboard with slatted shelving.

KITCHEN/BREAKFAST ROOM

13' 7" x 11' 10" (4.14m x 3.61m) Window to rear and fitted with a comprehensive range of base and wall mounted kitchen cabinets incorporating cupboards and drawers with integrated washing machine, dishwasher, fridge and freezer and a large area of composite working surfaces with acrylic sink with mixer tap and drainer, four ring hob with extractor fan above and built in cooker below. A cupboard houses the gas fired boiler and there is ample space for a breakfast table.

LIVING ROOM/DINING ROOM

21' 9" x 13' 10" (6.63m x 4.22m) A double aspect room with bay window to side with fitted window seat and storage below, return door to hallway, corner brick feature fireplace.

BEDROOM

13' 8" x 10' 9" (4.17m x 3.28m) With window taking in views to the rear with fitted shutters.



EN-SUITE

7' 2" x 5' 1" (2.18m x 1.55m) With obscured windows, fully tiled and fitted with a large glazed shower enclosure with fixed and hand held shower, vanity sink unit with medicine cabinet above, low level WC.

BEDROOM

13' 8" x 10' 4" (4.17m x 3.15m) plus bay window with fitted window seat with storage below.



FAMILY BATHROOM

6' 7" x 6' 6" (2.01m x 1.98m) Tiled walls and floor and fitted with a P-shaped bath with fixed and hand held shower attachments, mixer taps and glazed shower screens, low level WC, vanity sink unit, mirror, heated towel rail, extractor fan.

TENURE

Leasehold with share of freehold
125 year lease from 2001.
Maintenance payable at approximately £1600 half yearly (tbv).

COUNCIL TAX

Hastings Borough Council
Band B - £1,986.55



Viewing is strictly by appointment. To arrange a time please telephone: 01424 774774

We will be pleased, if possible, to supply any further information you may require.

Agents Note

None of the services or appliances mentioned in these sale particulars have been tested. It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.