



Flat 9 Harold Road, Hastings, East Sussex, TN35 5PE

Immaculate Two Bedroom Apartment In Clive Vale £169,950 - Leasehold



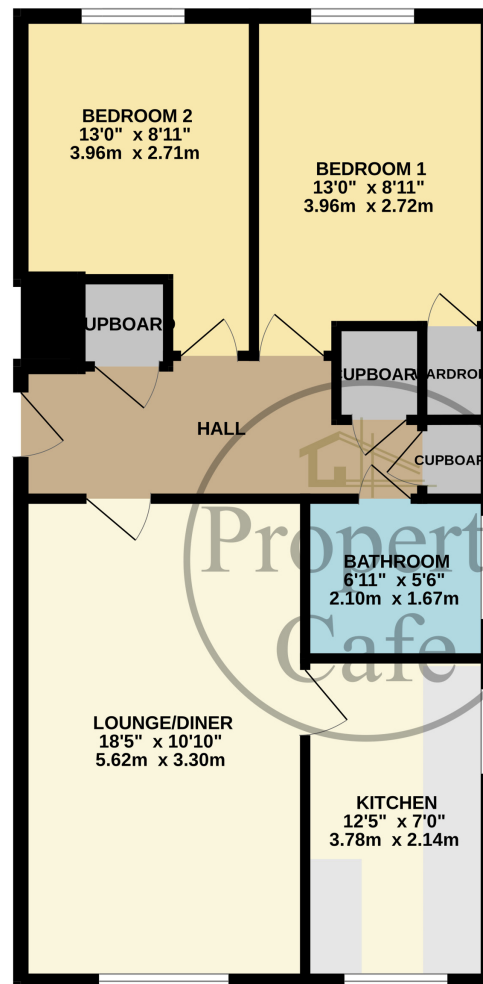


Property Café are delighted to present to the market this extremely well presented two bedroom, top floor, purpose built apartment for sale, positioned in the sought after pocket of Clive vale, close to Hastings Old Town. Accommodation and benefits include; A recently refurbished communal area and inner stairway leading to the flat; Inner hall offering ample storage cupboards; Spacious lounge/diner perfect for relaxing & entertaining; Modern fitted kitchen with plenty of cupboard & worktop area in addition to space for freestanding white goods; Two spacious double bedroom the master with a further fitted cupboard/wardrobe; Modern fitted family bathroom comprising of bath & overhead shower, wash basin and WC. Externally this property boasts a communal garden to the rear. This apartment is offered for sale in excellent condition throughout, with pleasant far reaching views, double glazing, modern electric heating and is to be sold with no onward chain. We recommend you view at your earliest convenience.





FLAT  
653 sq.ft. (60.7 sq.m.) approx.




STAMFORD COURT, HAROLD ROAD

TOTAL FLOOR AREA : 653 sq.ft. (60.7 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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**Bedrooms:** 2  
**Receptions:** 1  
**Council Tax:** Band A  
**Council Tax:** Rate 1701.55  
**Parking Types:** On Street.  
**Heating Sources:** Electric.  
**Electricity Supply:** Mains Supply.  
**EPC Rating:** D (55)  
**Annual Service Charge:** 1200  
**Water Supply:** Mains Supply.  
**Sewerage:** Mains Supply.  
**Broadband Connection Types:** FTTC.  
**Accessibility Types:** Lateral living. Not suitable for wheelchair users.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		77
(55-68) <b>D</b>	55	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	



At Property Café we believe it important to give clear and straight forward advice to both buyers and sellers alike. Whilst we believe the internet is truly amazing we also believe there is still no substitute for meeting you in person; with this in mind we have developed a unique lounge style environment that allows you the time and space to discuss your requirements with us in detail and enjoy your property search in comfort. Our trained consultants look forward to meeting you.





Stamford Court is situated in a very quiet and convenient location of Hastings benefitting from both a peaceful and convenient position only being a short walk to Ore Village which offers an array of local shops and Hastings Old Town, seafront and transport links including; Regular local bus services and Hastings mainline train station offering regular services to London, Brighton and Eastbourne. Hastings town offers an abundance of supermarkets, local shops, dentists & doctors surgeries in addition to its attractive parks, promenade and Historic old town.

- Two Bedroom Purpose Built Apartment For Sale
  - Spacious Lounge/Diner
  - Modern Fitted Kitchen
  - Modern Fitted Bathroom
  - Ample Storage Throughout
- Recently Refurbished Communal Areas & New Roof
  - Communal Rear Garden
  - Sought After Clive Vale Location
  - Sold With No Onward Chain
  - Viewing Highly Recommended