



61 Lower Park Road, Hastings, East Sussex, TN34 2LD
£1,350 pcm





Property Café are delighted to offer this pristine ground floor Victorian flat situated in the heart of Hastings with beautiful views across Alexandra Park and just a short distance to local shops, Hastings town centre and the mainline railway station. Internally this property has been fully refurbished and comprises; Entrance lobby leading onto a spacious hallway with ample storage, two enormous double bedrooms to the front of the property, a large lounge with French doors leading onto a low maintenance rear courtyard garden, a bespoke fitted kitchen/ breakfast room with integrated oven and hob, a spacious laundry/utility room and a modern fitted four piece bathroom with large walk in shower cubicle, low level W.C, bath and vanity sink. In addition, the bright and airy accommodation offers ornate sash windows, gas fired central heating with newly fitted combi boiler, a neutral colour scheme with splashes of colour and combination of neutral plush carpets, wood effect LVT flooring and a range of period features to include picture rails, tall skirting, feature fireplaces, cornices and mouldings. The property has been finished to a very high standard and is being offered unfurnished with a long let. A minimum annual income of £40,500 per household is required to be eligible for this spectacular period property and internal viewings are highly recommended. For additional information or to arrange your internal viewing, please contact our Bexhill office on 01424 224488 Option 2.

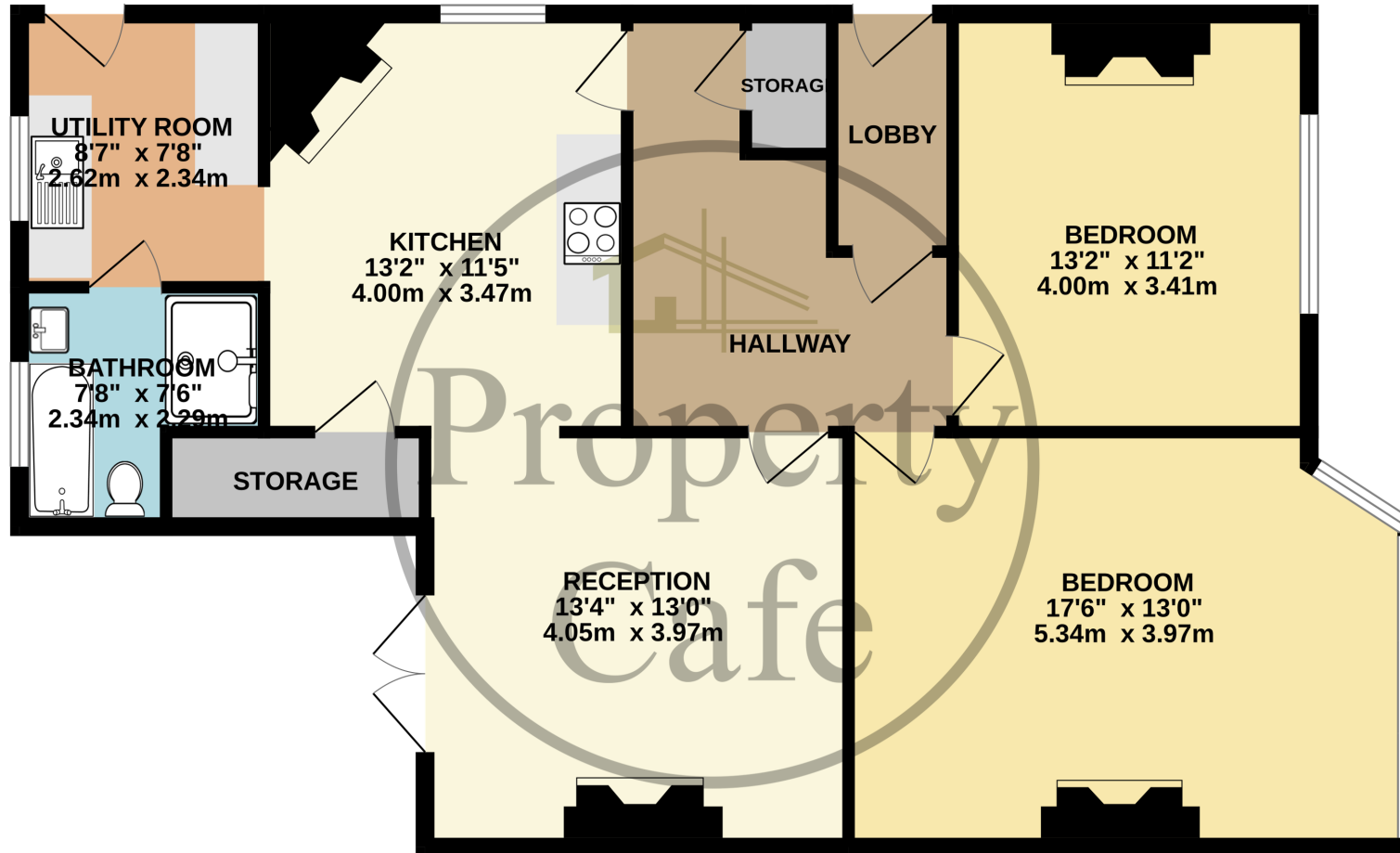
1x Week holding deposit = £311.54

5x Weeks security deposit = £1,557.69

Minimum annual affordability = £40,500



GROUND FLOOR
928 sq.ft. (86.2 sq.m.) approx.



TOTAL FLOOR AREA : 928 sq.ft. (86.2 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 B
Council Tax: Rate 1896
Parking Types: On Street.
Heating Sources: Gas Central.
Electricity Supply: Mains Supply.
EPC Rating: D (68)
Water Supply: Mains Supply.
Sewerage: Mains Supply.
Broadband Connection Types: FTTC.
Accessibility Types: Not suitable for wheelchair users.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		





Here at Property Cafe Limited we believe in full transparency and with the introduction of the Material Information Act, under the guidance of the 'National Trading Standards Estate and Lettings Agency Team' (NTSEALAT), 'Estate Agents Act 1979' and the 'Property Misdescription Act 1991', Every care has been taken to be as transparent and forthcoming with information described by the Act's in relation to the property and it's particulars.

Successful candidates will be required to provide a holding deposit payment of one calendar week, inline with the 'Tenant Fees Act 2019', and will constitute a proportion of the initial rental payment upon successful checks and references being accepted. Following successful referencing, tenants will be required to pay a security deposit value of upto five calendar weeks, to be registered in conjunction with the Tenancy Deposit Protection Schemes (TDP) consisting of; Deposit Protection Service, Mydeposits and Tenancy Deposit Service which are refundable upon successfully vacating the property subject to term and conditions set out in their leasing agreement. All information has been given in good faith and provided by third parties and therefore may be subject to changes.

- Beautiful Victorian period features.
- Ornate sash windows and gas central heating.
- Spectacular views across Alexandra Park.
 - Two spacious double bedrooms.
- Bespoke fitted kitchen/breakfast room.
 - Modern fitted utility room.
- Four piece bathroom suite.
- Plush carpet and LVT flooring.
- Spacious lounge with french door to courtyard.
 - Recently refurbished throughout.
 - Available now on a long let.