



Flat 4, Avebury House, St. Helens Park Road, Hastings, TN34 2EX

A WELL PRESENTED TWO DOUBLE BEDROOM FIRST FLOOR FLAT FORMING PART OF THIS POPULAR PURPOSE BUILT BLOCK, SITUATED WITHIN IMMEDIATE WALKING DISTANCE OF ALEXANDRA PARK & BUS SERVICES AS WELL AS HASTINGS TOWN CENTRE, SEAFRONT AND MAINLINE RAILWAY STATION CONNECTING TO SURROUNDING LOCATIONS INCLUDING LONDON.

The property provides spacious accommodation to include a 20'10 x 11'9 living room/diner with views down towards Alexandra Park, an 11'6 x 9'6 fitted kitchen/breakfast room with built-in appliances and there is also a re-fitted contemporary shower room/w.c with walk-in double shower cubicle. Both bedrooms are at the rear of the building with mirror fronted wardrobes in the main bedroom.

Outside, there is a private garage to the rear block and further benefits include gas fired central heating, double glazing and the flat is to be sold CHAIN FREE. We are advised that the property enjoys a long 999 year lease and the current ground rent is £179.37 pa with the service charge currently at £2,096.14. This is a wonderful flat, ideally positioned a short walk from the park and viewing is strictly by appointment with Sole agent, Charles & Co.

Price £225,000

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- Two Bedroom First Floor Flat
- 20'10 x 11'9 Living Room/Diner
- Contemporary Shower Room/W.C
- To Be Sold CHAIN FREE
- Favoured Purpose Built Block
- 11'6 x 9'6 Kitchen/Breakfast Room
- Private Garage in Rear Block
- Short Walk to Alexandra Park
- Both Bedrooms are Doubles
- Close to Hastings Town Centre

Communal Entrance Hallway

Outside

Entrance Hall

Garage

13'3 x 5'0 (4.04m x 1.52m)

Living Room/Diner

20'10 x 11'9 (6.35m x 3.58m)

Kitchen/Breakfast Room

11'6 x 9'6 (3.51m x 2.90m)

Bedroom One

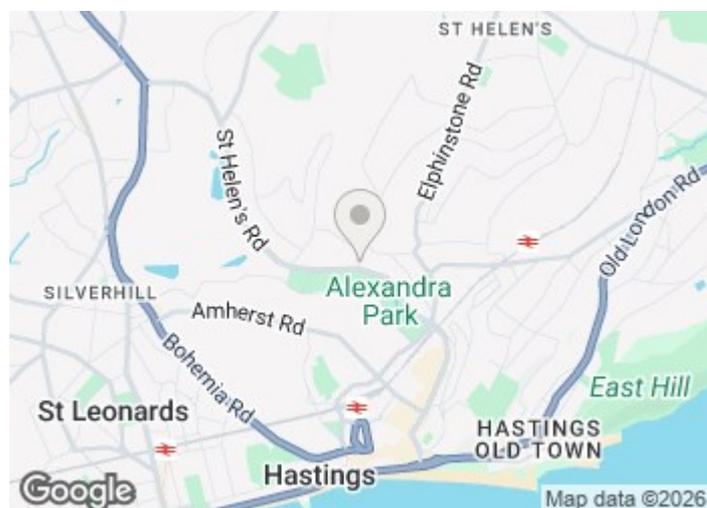
12'10 x 10'9 (3.91m x 3.28m)

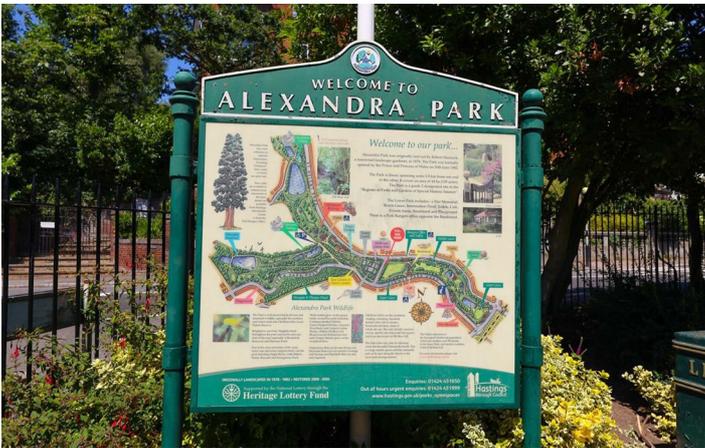
Bedroom Two

10'10 x 10'10 (3.30m x 3.30m)

Shower Room/W.C

7'10 x 7'7 max (2.39m x 2.31m max)





Floor Plan

GROUND FLOOR
812 sq.ft. (75.4 sq.m.) approx.



TOTAL FLOOR AREA : 812 sq.ft. (75.4 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		69	79
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	