

# JOHN BRAY & SONS



Flat 2, 16 Robertson Street  
, Hastings, TN34 1HL

Offers In Excess Of £160,000



## Flat 2, 16 Robertson Street

, Hastings, TN34 1HL

The property: a spacious and well presented two bedroom maisonette spanning the two upper floors of this period residence. The accommodation offers generous proportions and a wealth of original features, including exposed wooden floorboards which flow throughout. The open plan living space and kitchen features two large widows framing a front aspect and an exposed brickwork wall, there is also a generous double bedroom on this floor which enjoys a rear aspect whilst the top floor houses the second double bedroom, a large shower room and a landing space which could offer the perfect space for a home office.

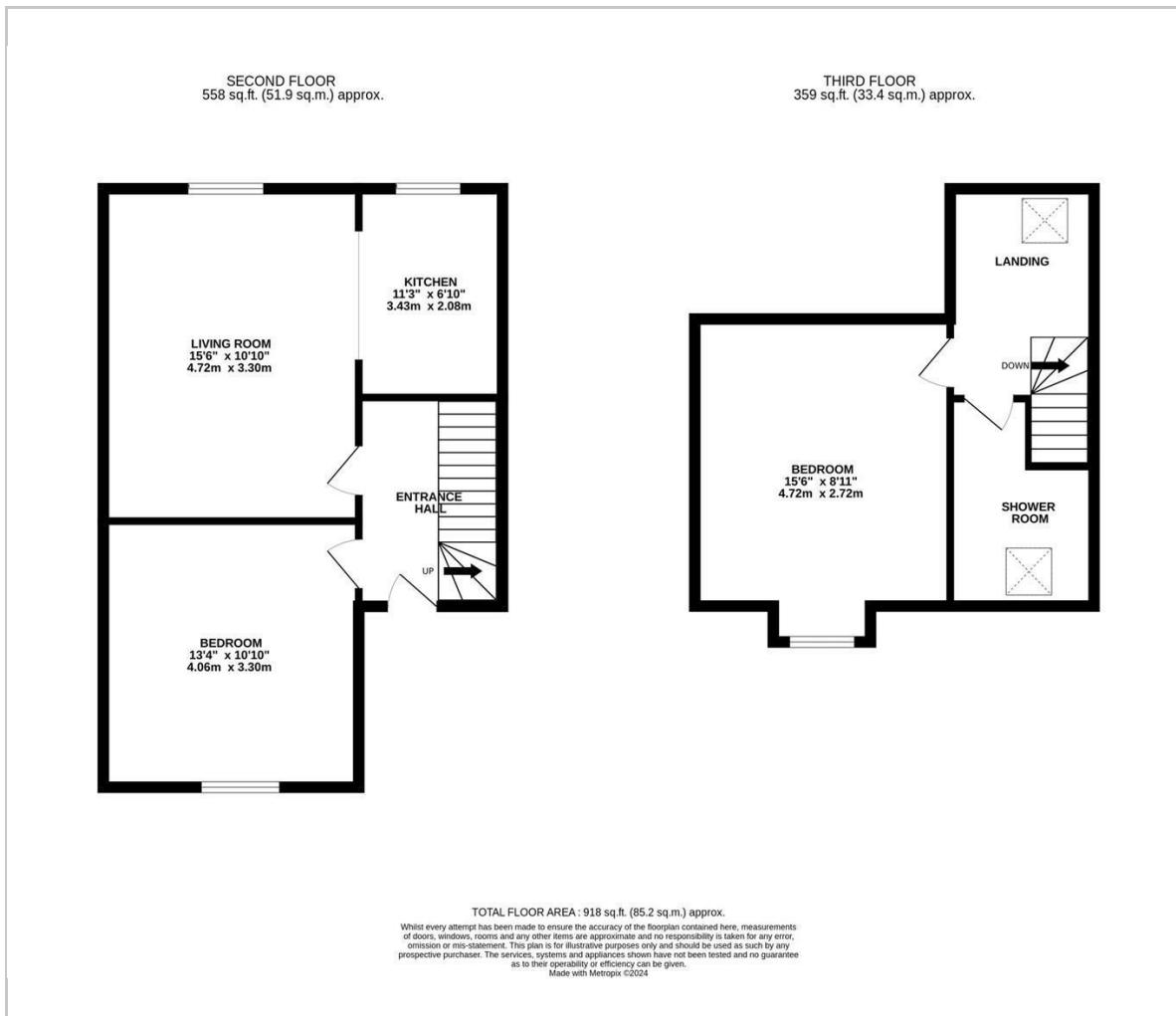
The location: situated in a central position in the heart of Hastings Town centre within immediate reach of The America Ground, walking distance to the seafront, Hastings Old Town and the mainline railway station with connections to London.

- Lease term remaining 115 years
- Service charge, ground rent and insurance approx £841 per annum
- Council Tax band A





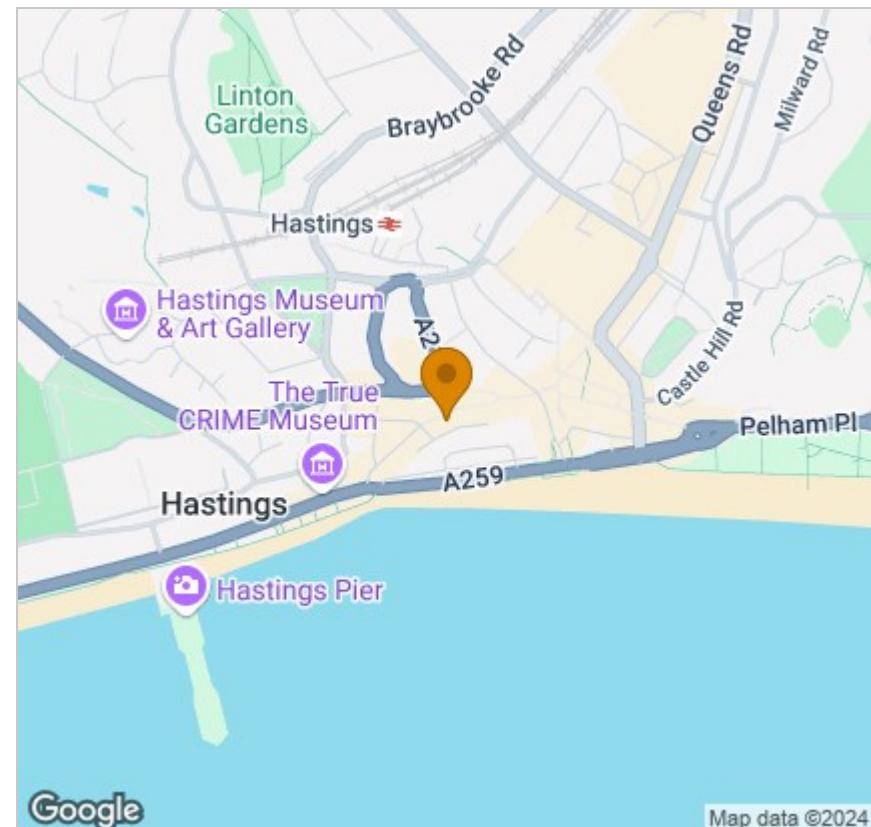
## Floor Plan



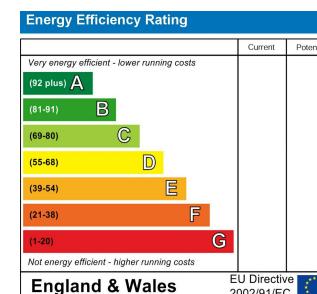
## Viewing

Please contact our John Bray Hastings Sales Office on 01424 421544  
if you wish to arrange a viewing appointment for this property or require further information.

## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.