



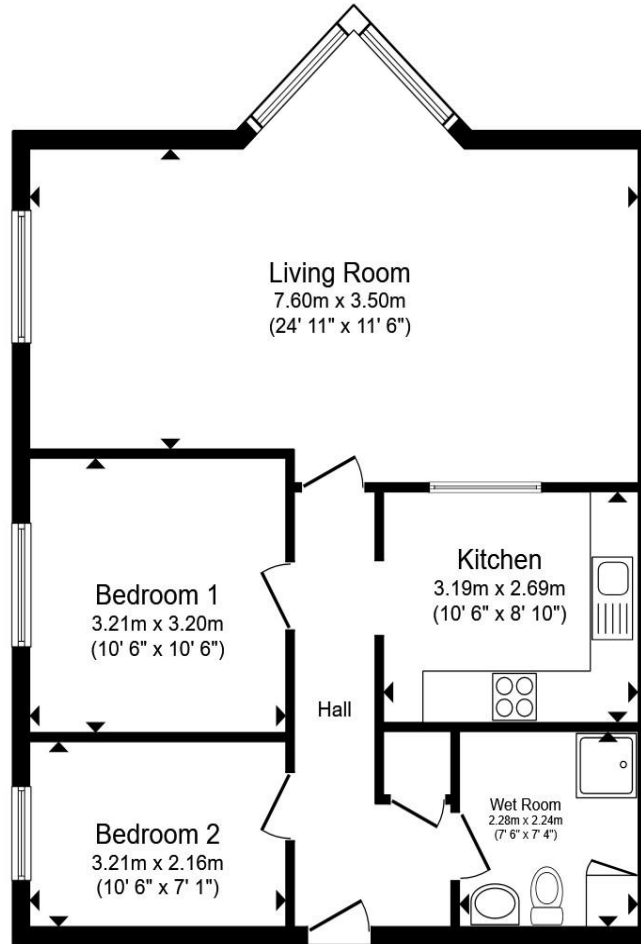
La Marne Court St. Helens Crescent, Hastings TN34 2EW

welcome to

La Marne Court St. Helens Crescent, Hastings

£190,000 - £200,000 This great sized apartment situated within close proximity to Alexandra Park. Consisting of two great size bedrooms, large living room, modern fitted kitchen, wet room, garage and off road parking. Further benefits include the lengthy lease and being sold with no onward chain.





Total floor area 70.9 m² (763 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



Agents Note;

Communal Entrance Hall

Private Front Door

Entrance Hall

Living Room

11' 6" x 24' 11" (3.51m x 7.59m)

Kitchen

8' 10" x 10' 6" (2.69m x 3.20m)

Bedroom One

10' 6" x 10' 6" (3.20m x 3.20m)

Bedroom Two

7' 1" x 10' 6" (2.16m x 3.20m)

Wet Room

7' 4" x 7' 6" (2.24m x 2.29m)

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La Marne Court St. Helens Crescent, Hastings

- TWO BEDROOM PURPOSE BUILT APARTMENT
- GARAGE AND OFF ROAD PARKING
- NO ONWARD CHAIN
- LARGE LIVING ROOM
- WELL PROPORTIONED ROOMS

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 1680.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 29 Sep 1989. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£190,000 - £200,000



Please note the marker reflects the
postcode not the actual property

view this property online fox-and-sons.co.uk/Property/HAS123545



Property Ref:
HAS123545 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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