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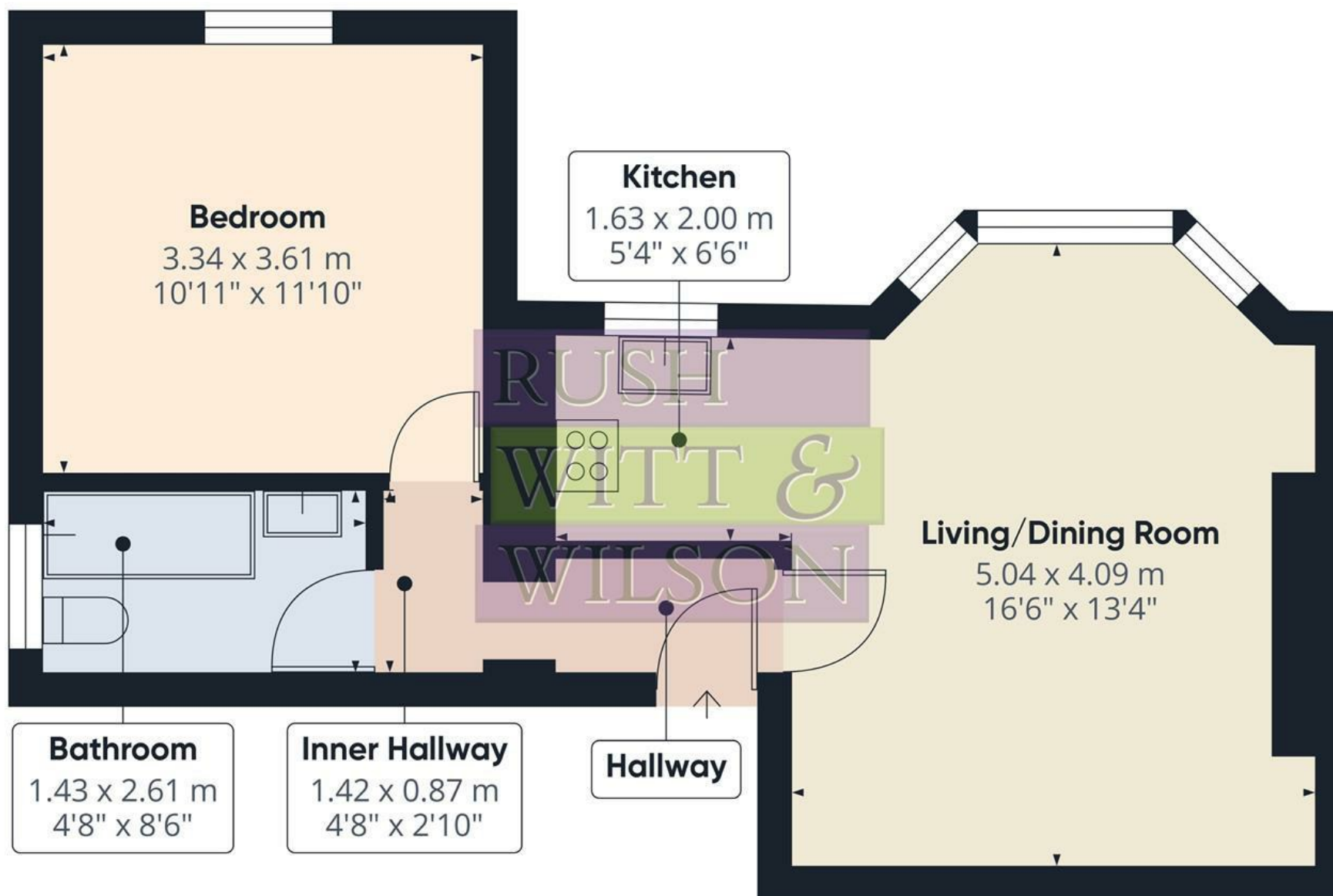
**Flat 4, 19 Baldslow Road, Hastings, TN34 2EZ**  
**Offers In Excess Of £150,000 Leasehold**

**\*VENDOR SUITED\*** Nestled on Baldslow Road in Hastings, this charming first-floor apartment offers a delightful blend of period features and modern living. Forming part of a beautifully converted Victorian building, this one-bedroom flat is perfect for those seeking a comfortable and convenient lifestyle. Upon entering, you are welcomed into a spacious living room, complete with a lovely fireplace that adds character and warmth to the space. The room is bathed in natural light, creating an inviting atmosphere for relaxation or entertaining guests. The fitted kitchen is well-equipped, providing all the essentials for culinary enthusiasts. The apartment boasts a generously sized double bedroom, ensuring a peaceful retreat at the end of the day. The bathroom is conveniently located, offering both functionality and comfort. One of the standout features of this property is its enviable location, situated in a favoured residential area, you will find yourself just a stone's throw away from local amenities, making daily errands a breeze. Additionally, the picturesque Alexandra Park is nearby, perfect for leisurely strolls or enjoying a picnic. Hastings town centre, with its vibrant shops and mainline railway station, is also within easy reach, providing excellent transport links for those commuting or exploring the wider area. The property further benefits from access to communal gardens, offering a serene outdoor space to unwind and enjoy the fresh air. This apartment presents an excellent opportunity for first-time buyers, investors, or those looking to downsize, combining period charm with modern convenience in a sought-after location. Don't miss your chance to make this delightful flat your new home.









Approximate total area<sup>(1)</sup>

40.9 m<sup>2</sup>

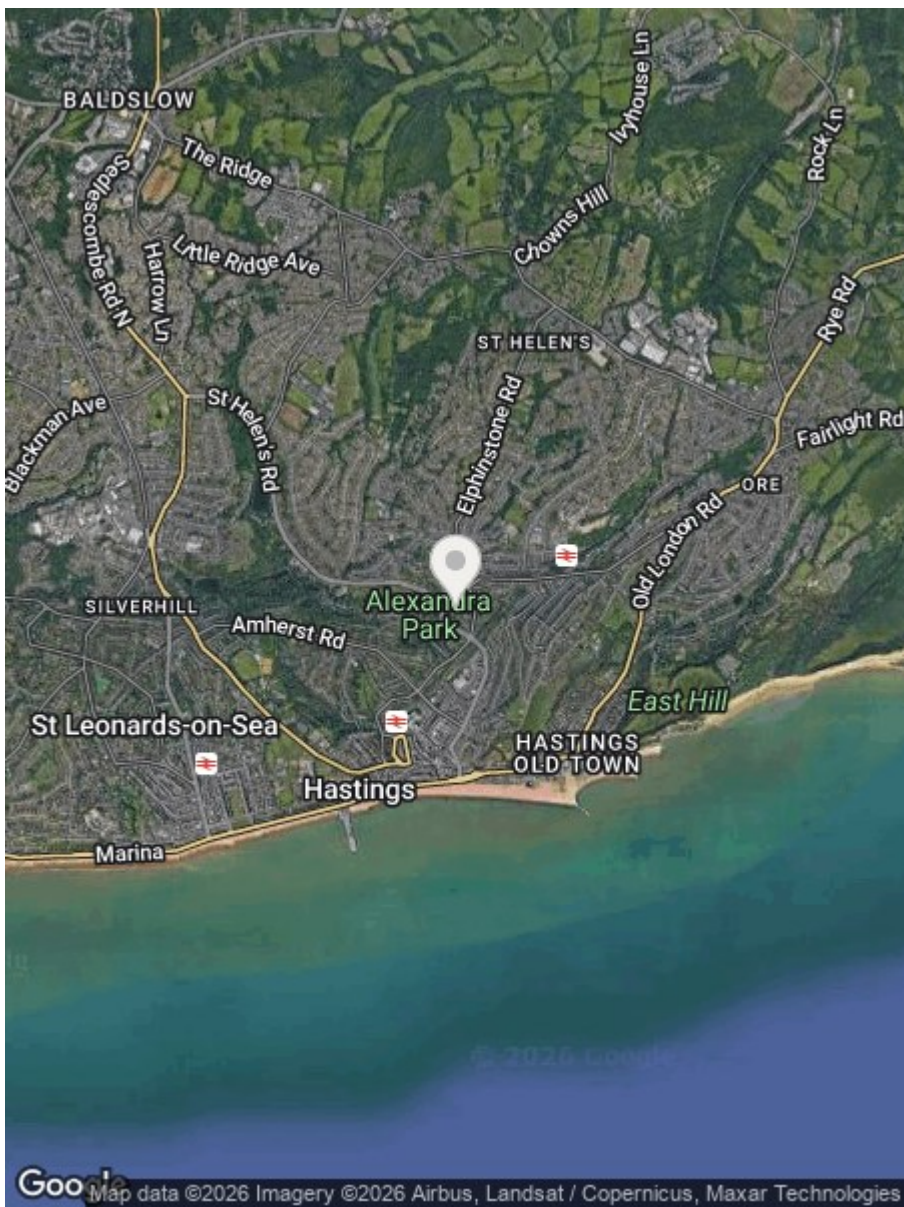
440 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

**GIRAFFE360**





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

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                            |           |
|-----------------------------------------------------------------|----------------------------|-----------|
|                                                                 | Current                    | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                            |           |
| (92 plus) A                                                     |                            |           |
| (81-91) B                                                       |                            |           |
| (69-80) C                                                       |                            |           |
| (55-68) D                                                       |                            |           |
| (39-54) E                                                       |                            |           |
| (21-38) F                                                       |                            |           |
| (1-20) G                                                        |                            |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                            |           |
| England & Wales                                                 | EU Directive<br>2002/91/EC |           |

Council Tax Band - A

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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