



**The Bourne
Hastings, TN34 3UZ**

Asking price £145,000 Leasehold

**Wyatt
Hughes**
Residential Sales

The Bourne, Hastings, TN34 3UZ

Welcome to Bourne Court.

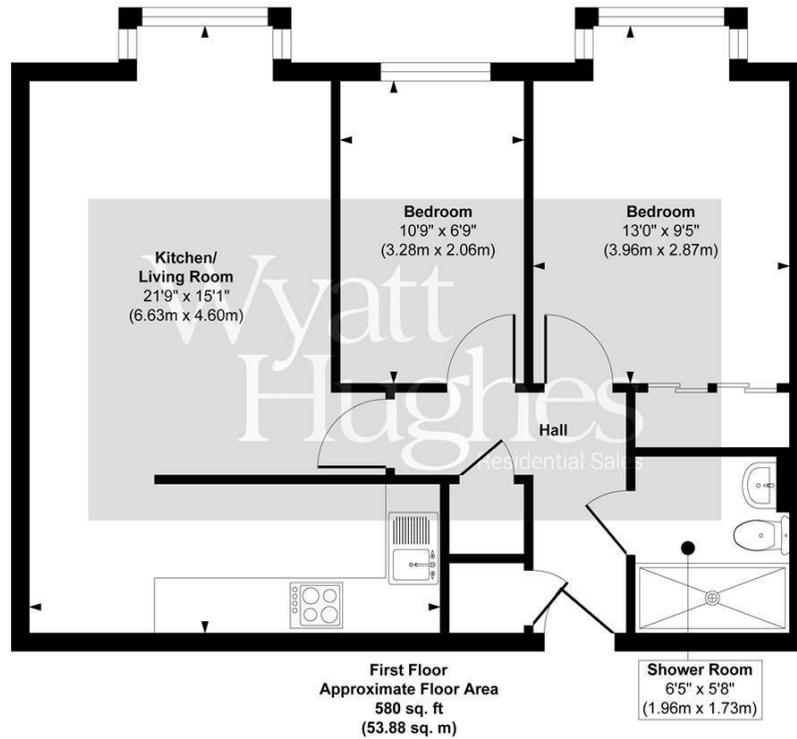
This two bedroom, second floor retirement apartment, forms part of this purpose built development built in 1990 and situated in the heart of the historic Old Town in Hastings. Bourne court is within walking distance to plenty of Old Town amenities including bus routes, quirky shops, independent cafes and bars as well as the seafront and the charming George street.

This home is comfortably laid out to suit any person over the age of 55, to include a wide hallway, an open plan reception room with access to a fitted kitchen, two spacious bedrooms and a fitted bathroom/W.C. The flat itself can be accessed via a lift or a communal stairs.

Bourne Court is an ideal place to live for any retiree with an essence of a social environment in and amongst the hustle and bustle of the Old Town, whilst also being private, secure and purpose built to suit everyone's needs. There is also Management Support Staff, communal gardens and a residents lounge.



- Retirement Property
- Chain Free
- £50 per year ground rent
- Two Bedrooms
- Leasehold
- Annual service charge of £2613
- Hastings Old Town Location
- 99 year lease from 1994



First Floor
Approximate Floor Area
580 sq. ft
(53.88 sq. m)

Approx. Gross Internal Floor Area 580 sq. ft / 53.88 sq. m
 Illustration for identification purposes only, measurements are approximate, not to scale.
 Produced by Elements Property



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC	74	78
			England & Wales
			EU Directive 2002/91/EC

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.

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