



**Chowns Hill
Hastings, East Sussex TN35 4PA**

£275,000 Leasehold - Share of Freehold

**Wyatt
Hughes**
Residential Sales

Chowns Hill, Hastings, East Sussex TN35 4PA

Welcome to Merivale, Chowns Hill and to this delightful two bedroom home.

Tucked away from the main road, you will find the hidden gem that is Merivale apartments. This former school house has a charm and character to it, with two well-kept communal gardens, garages and parking for the residents.

Flat 11 has it's own private entrance, with stairs leading to a large landing with plenty of space for storage. The main hub of the home is the bright and stylish living space, with large window, that offers stunning views out over the rolling hills.

The separate contemporary kitchen offers ample storage and cupboards with built in utilities. The modern white suite bathroom has a large bath and separate shower, with floor to ceiling tiles.

Both bedrooms are comfortable for double beds and storage of furnishing, and the main bedroom has the use of a stylish en-suite which has been finished to the same excellent professional standard as the rest of the home.

Externally there is use of the well-kept and landscaped gardens, which are perfect in summer for reading on one of the benches or picnicking with friends. There is also a private garage and parking.

Ready to move to your quite and tranquil retreat? Get in touch with local agent Wyatt Hughes today.

- EPC D
- REMAINDER OF A 999 YEAR LEASE
- 1058.SQUARE FEET
- GARAGE
- STUNNING VIEWS
- SHARE OF FREEHOLD
- 50% SHARE OF MAINTENANCE PAID AS AND WHEN LAST YEAR WAS APPROX £922
- COMMUNAL GARDENS
- TAX BAND B
- CHAIN FREE

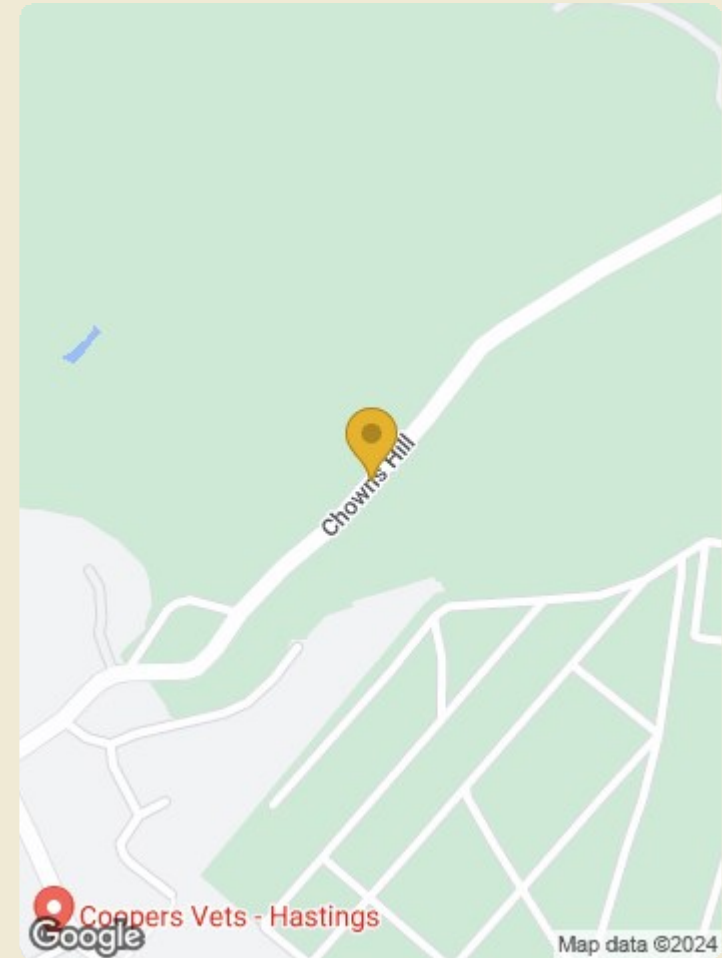


Chowns Hill



Approx. Gross Internal Floor Area 1058 sq. ft / 98.42 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		England & Wales
			EU Directive 2002/91/EC

Current Energy Efficiency Rating: **65**
 Potential Energy Efficiency Rating: **77**

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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