



**Pelham Crescent, Hastings TN34 3AF**



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## **Pelham Crescent, Hastings**

**\*GUIDE PRICE\*** The studio enjoys a bright and open layout, ideal for low maintenance lifestyle or as a costal retreat. Its unrivalled location means you can enjoy sea views on your doorstep. The property benefits from a modern kitchen and bathroom, separate w/c, large living space and a lengthy lease





**Private Front Door**

**Lounge / Kitchen / Bedroom**

14' 9" x 26' 3" ( 4.50m x 8.00m )

**Bathroom**

5' 3" x 5' 7" ( 1.60m x 1.70m )

**Separate W/C**

**Total floor area 30.4 m<sup>2</sup> (327 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.focalagent.com](http://www.focalagent.com)

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- GROUND FLOOR
- STUDIO APARTMENT
- SEAFRONT LOCATION
- TOWN CENTRE
- CLOSE TO TRAIN STATION

Tenure: Leasehold EPC Rating: D

Council Tax Band: A Service Charge: 1400.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jul 2008.

Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

**£87,500 - £95,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [fox-and-sons.co.uk/Property/HAS123240](https://fox-and-sons.co.uk/Property/HAS123240)



Property Ref:  
HAS123240 - 0004

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