



PCMA
ESTATE AGENTS

Ground Floor Flat 143, Queens Road, Hastings, TN34 1RP

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Price £155,000

PCM Estate Agents are offering to the market an opportunity to secure this GROUND FLOOR TWO BEDROOMED FLAT offered to the market CHAIN FREE and conveniently positioned within walking distance to Alexandra Park and Hastings town centre.

Inside the property offers accommodation comprising an OPEN PLAN LIVING-DINING-KITCHEN area with TWO DOUBLE BEDROOMS, shower and a separate wc. The property has ELECTRIC HEATING and is conveniently located close to a number of local amenities.

The property is to be sold with an EXTENDED LEASE upon completion, please call the owners agents now to book your immediate viewing to avoid disappointment.

COMMUNAL FRONT DOOR

Leading to;

COMMUNAL ENTRANCE HALL

Private front door to;

ENTRANCE HALL

Storage cupboard, door opening to;

OPEN PLAN LOUNGE-DINING ROOM

5.97m max narrowing to 4.80m x 3.73m (19'7" max narrowing to 15'8" x 12'2"). Open plan living and kitchen space with electric heating, television point, ornamental fireplace, high ceilings, sash bay window to front aspect. The kitchen area is fitted with a range of eye and base level cupboards and drawers with worksurfaces over, four ring electric hob with oven below and extractor over, inset drainer/ sink unit with mixer tap and part tiled walls.

INNER HALL

Space and plumbing for washing machine, door to;

BEDROOM ONE

11'5 x 8'8 (3.48m x 2.64m)

Electric radiator, sash window to side aspect.

BEDROOM TWO

9'8 x 7'6 (2.95m x 2.29m)

Electric radiator, sash window to rear aspect.

WALK-IN SHOWER

Shower enclosure with electric shower, rain style shower head and further hand held shower attachment, aquaborded walls and glass door, extractor for ventilation, down lights.

SEPARATE WC

Dual flush low level wc, pedestal wash hand basin with mixer tap and tiled splashback, window to side aspect.

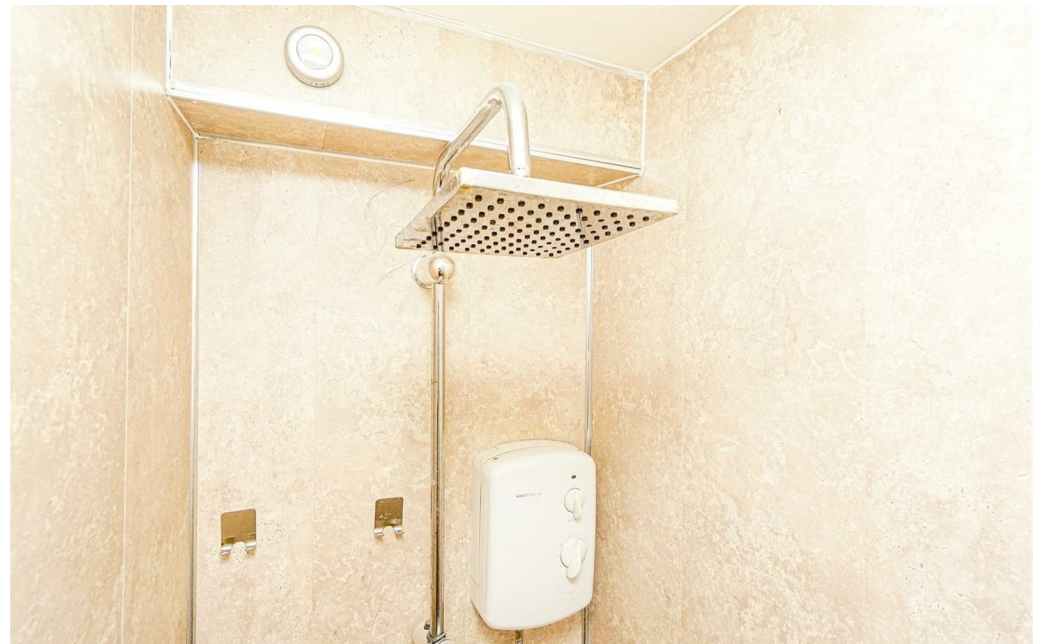
TENURE

We have been advised of the following by the vendor:

Lease: Currently 70 years, New Lease upon completion

Annual Maintenance: £2160.90

Annual Ground Rent: £50



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee, as to their operability or efficiency can be given.
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PCM endeavour to maintain accurate depictions of properties in Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection. PCM have not tested any services, appliances, equipment or facilities, and nothing in these details should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			77
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		46	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			77
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	