



ESTATE AGENTS

**Flat 23 Holmbury House, Holmesdale  
Gardens, Hastings, TN34 1LS**

Web: [www.pcmestateagents.co.uk](http://www.pcmestateagents.co.uk)  
Tel: 01424 839111

**Price £125,000**

PCM Estate Agents are delighted to offer to the market an opportunity to secure this SPACIOUS TWO BEDROOMED FIRST FLOOR MANAGED APARTMENT catered to the OVER 60's and located in this sought-after PURPOSE BUILT BUILDING within Hastings town centre.

The building offers LIFT ACCESS, a COMMUNAL LOUNGE, LAUNDRY ROOM and a COMMUNAL GARDEN. Accommodation is SPACIOUS throughout and comprises a lounge, SEPARATE KITCHEN, TWO DOUBLE BEDROOMS both with built in wardrobes and a SHOWER ROOM.

Offered to the market CHAIN FREE, please call the owners sole agent now to book your immediate viewing to avoid disappointment.

#### **COMMUNAL ENTRANCE**

Stairs and lift to the first floor, private front door leading to;

#### **ENTRANCE HALLWAY**

Storage cupboards, telephone entry point.

#### **LOUNGE**

14'7 max x 14'1 max (4.45m max x 4.29m max )

Two double glazed windows to rear aspect, radiator, doorway to;

#### **KITCHEN**

8'6 x 6'1 (2.59m x 1.85m)

Comprising a range of eye and base level units with worksurfaces over, stainless steel inset sink with mixer tap, space for cooker, space for fridge freezer.

#### **BEDROOM**

12'7 max x 10'8 max (3.84m max x 3.25m max )

Built in wardrobes, double glazed windows to front and side aspects.

#### **BEDROOM**

12'1 max x 7'8 (3.68m max x 2.34m)

Built in wardrobe, two double glazed windows to front aspect.

#### **SHOWER ROOM**

7' x 5'7 (2.13m x 1.70m)

Shower with shower screen, wc, wash hand basin with storage below, part tiled walls, tiled flooring, extractor fan.

#### **TENURE**

We have been advised of the following;

Lease: 88 years approximately

Maintenance: In the region of £2300 per annum (paid in monthly instalments)

Ground Rent: £90 approximately

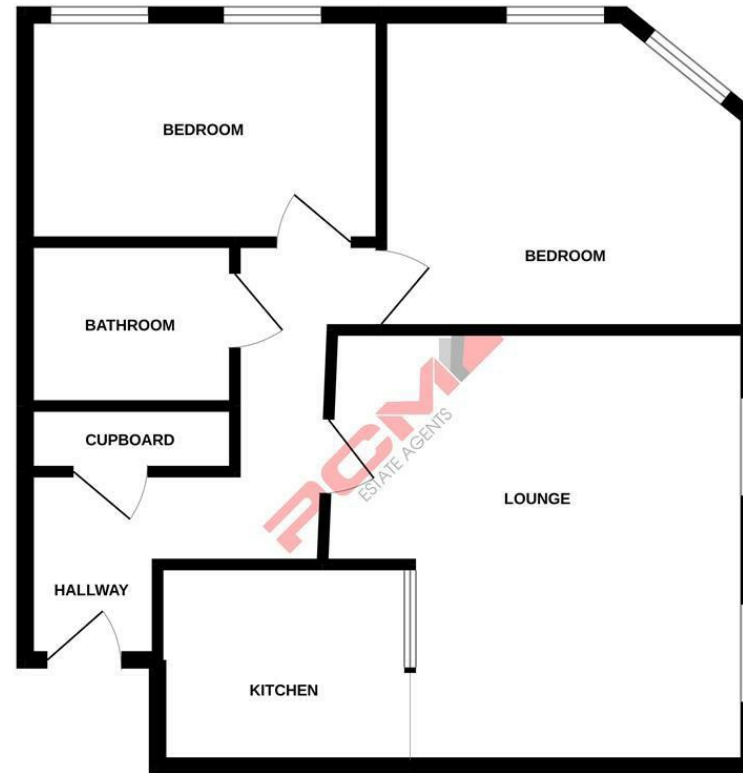
#### **OUTSIDE**

There is use of the communal car park on a first come first served basis.

Council Tax Band: B



# 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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