



PCMA
ESTATE AGENTS

Ground Floor Flat 34, Broomgrove Road, Hastings, TN34 3PL

Web: www.pcmestateagents.co.uk
Tel: 01424 839111

Offers In Excess Of £200,000

PCM Estate Agents are delighted to offer to market an opportunity to secure this deceptively SPACIOUS THREE DOUBLE BEDROOMED GROUND FLOOR APARTMENT with PRIVATE ENTRANCE, ALLOCATED PARKING and a LENGTHY LEASE. Located in a sought-after region of Hastings, within close proximity to Ore railway station.

The property is BEAUTIFULLY PRESENTED THROUGHOUT and offers accommodation comprising 25ft OPEN PLAN LOUNGE-KITCHEN, THREE DOUBLE BEDROOMS, bathroom, additional UTILITY ROOM which was formerly a shower room. Located on the GROUND FLOOR of this PURPOSE BUILT BLOCK with its own PRIVATE ENTRANCE and approximately 116 YEARS remaining on the lease.

Located within easy reach of the picturesque Alexandra Park and Hastings town centre itself with its mainline railway station. Please call now to book your immediate viewing to avoid disappointment.

PRIVATE FRONT DOOR

Leading to;

OPEN PLAN LIVING ROOM- KITCHEN

25' x 11'10 (7.62m x 3.61m)

Spacious and open plan with kitchen area comprising a range of eye and base level units with worksurfaces over, four ring gas hob with extractor above and oven below, integrated dishwasher, stainless steel inset sink with mixer tap, space for fridge-freezer, ample space for dining table and chairs, double glazed window to side aspect, radiator, Spacious lounge area with two storage cupboards, one housing the gas fired boiler, double glazed window to front aspect, radiator, wall mounted thermostat control, doorway to;

HALLWAY

Radiator, two storage cupboards.

BEDROOM

18'10 x 10'3 (5.74m x 3.12m)

Double glazed double doors leading to Juliette balcony to the front aspect, radiator.

BEDROOM

12'3 x 9'7 (3.73m x 2.92m)

Double glazed window to front aspect, radiator.

BEDROOM

12'3 x 8' (3.73m x 2.44m)

Double glazed window to front aspect, radiator.

BATHROOM

10'2 x 5'8 (3.10m x 1.73m)

Panelled bath with mixer tap and shower attachment, wc, wash hand basin with tiled splashback, radiator, extractor fan, inset ceiling spotlights.

WC/ UTILITY ROOM

8'7 x 4'7 (2.62m x 1.40m)

Formerly a shower room, now with wc, wash hand basin with tiled splashback, space and plumbing for washing machine, space for tumble dryer, worksurface, additional storage space, radiator.

OUTSIDE - FRONT

Allocated parking bay.

TENURE

We have been advised of the following by the vendor;

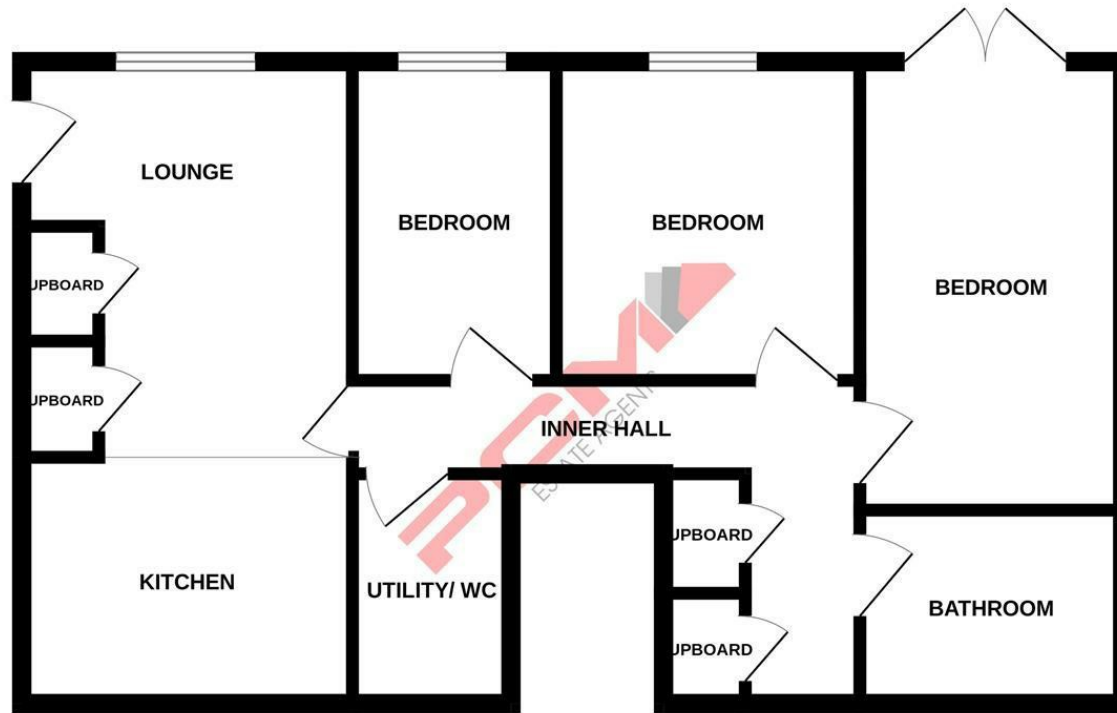
Lease: Approximately 116 years remaining.

Maintenance: Approximately £700 per annum.

Ground Rent: Approximately £150 per annum.



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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Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(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		
(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	

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.