



ESTATE AGENTS

Flat 5, 106, Braybrooke Road, Hastings, TN34 1TG

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Offers In Excess Of £175,000

PCM Estate Agents are delighted to offer to the market an opportunity to secure this CHAIN FREE well-presented TWO BEDROOM TOP FLOOR APARTMENT set within this OLDER STYLE BUILDING having SEA VIEWS and a SHARE OF FREEHOLD.

Inside the accommodation comprises an entrance hallway, OPEN PLAN LIVING ROOM- KITCHEN, separate UTILITY ROOM, TWO BEDROOMS and a shower room. The property enjoys PLEASANT VIEWS to the rear aspect over Hastings town centre, towards Hastings castle and the sea.

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

COMMUNAL ENTRANCE

With stairs rising to the top floor, private front door to;

ENTRANCE HALLWAY

Into;

LOUNGE-KITCHEN

16'3 x 10'10 (4.95m x 3.30m)

Open plan with double glazed window to rear aspect enjoying pleasant views towards the sea and of Hastings castle, radiator, modern fitted kitchen comprising a range of eye and base level units with worksurfaces over, four ring electric hob with extractor above.

BEDROOM

11'5 x 10'7 (3.48m x 3.23m)

Wardrobe built into recess, double glazed window to front aspect, radiator.

BEDROOM

7'11 x 7'1 (2.41m x 2.16m)

Double glazed window to rear aspect enjoying pleasant views towards the sea and of Hastings castle.

UTILITY ROOM

4'8 x 3'10 (1.42m x 1.17m)

Eye and base level units with worksurfaces, inset sink with mixer tap.

SHOWER ROOM

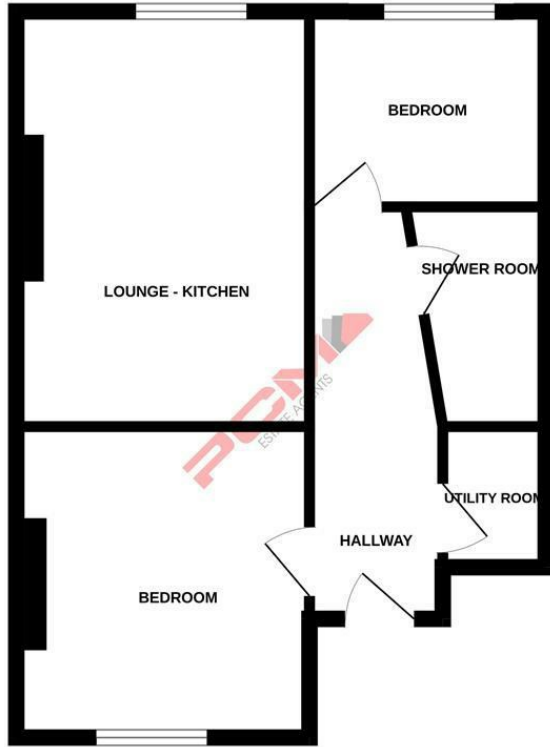
Walk in shower with shower screen, wash hand basin, wc.

TENURE

We have been advised of the following by the vendor;
25% Share of Freehold -Transferrable with the sale of the property.
Lease: 63 years approximately remaining.
Maintenance & Ground Rent: £1200 per annum approximately.



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			81
(81-91) B			
(69-80) C			
(55-68) D		61	
(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
(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	