



ESTATE AGENTS

**Upper Maisonette 47, St Georges Road, Hastings, TN34
3NH**

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

Offers In Excess Of £200,000

PCM Estate Agents are delighted to present to the market an opportunity to secure this TWO DOUBLE BEDROOM CONVERTED UPPER MAISONETTE offering well-presented and well-proportioned accommodation, with benefits including gas fired central heating, double glazing and PLEASANT VIEWS extending off of the back of the property.

Conveniently located on the outskirts of Hastings town centre and within easy reach of amenities including Alexandra Park and the West Hill. This TWO STOREY MAISONETTE has a PRIVATE ENTRANCE and is offered to the market with accommodation comprising a vestibule which is open plan onto an entrance hall, BAY FRONTED LIVING ROOM, kitchen-diner and DOWNSTAIRS WC, whilst to the first floor the landing provides access to TWO GOOD SIZED DOUBLE BEDROOMS and a MODERN FAMILY BATHROOM.

This MAISONETTE occupies the TOP TWO FLOORS of this OLDER STYLE VICTORIAN TERRACED THREE STOREY PROPERTY and is considered a great opportunity for anyone looking to purchase a good sized maisonette in a sought-after location.

Please call the owners agents now to book your immediate viewing to avoid disappointment.

WOODEN PARTIALLY GLAZED FRONT DOOR

Opening onto;

VESTIBULE

Picture rail, dado rail, wall mounted consumer unit for the electrics, open plan to;

ENTRANCE HALL

Stairs rising to upper floor accommodation, radiator, under stairs storage cupboard, doors opening to living room, kitchen-diner and;

DOWNSTAIRS WC

Dual flush low level wc, pedestal wash hand basin with tiled splashback, ladder style heated towel rail, double glazed obscured glass window to rear aspect.

LIVING ROOM

15'1 into bay x 13'2 (4.60m into bay x 4.01m)

Radiator, television and telephone points, double glazed bay window to front aspect.

KITCHEN-DINER

12'5 x 10' (3.78m x 3.05m)

Wood effect vinyl flooring, part tiled walls, wall mounted boiler, ample space for dining table, double radiator.

KITCHEN

Fitted with a matching range of eye and base level cupboards and drawers with complimentary working surfaces over and tiled splashbacks, four ring gas hob with oven below and extractor over, inset drainer/ sink unit with mixer tap, space and plumbing for washing machine, space for tall fridge freezer, double glazed window to rear aspect with a pleasant outlook over Hastings.

FIRST FLOOR LANDING

Spacious with loft hatch providing access to loft space, double glazed window to rear aspect providing pleasant far reaching views over Hastings and doors opening to;

BEDROOM ONE

11'9 x 10'4 (3.58m x 3.15m)

Exposed painted floorboards, period feature fireplace, radiator, two double glazed windows to front aspect.

BEDROOM TWO

12'1 x 10'2 (3.68m x 3.10m)

Exposed painted floorboards, radiator, double glazed window to rear aspect with pleasant far reaching views extending over Hastings.

FAMILY BATHROOM

Panelled bath with mixer tap and shower attachment, glass shower screen, pedestal wash hand basin with chrome mixer tap, dual flush low level wc, chrome ladder style heated towel rail, part tiled walls, wood effect vinyl flooring, double glazed pattern glass window to rear aspect.

TENURE

We have been advised by the vendor of the following;

Lease: 125 years from 1st December 2013, 115 years remaining.

Maintenance: As & When, 60% of any costs.

Ground Rent: £200 per annum approximately.

Council Tax Band: A



GROUND FLOOR

1ST 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		
(81-91) 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	