



ESTATE AGENTS

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**Price £140,000**

PCM Estate Agents are delighted to present to the market an opportunity to purchase this PURPOSE BUILT TWO BEDROOM GROUND FLOOR SEAFRONT APARTMENT enjoying the PLEASANT VIEWS over Hastings seafront and out to sea.

Located on the ground floor, the apartment offers accommodation comprising an entrance hall, living room, kitchen, TWO DOUBLE BEDROOMS, SHOWER ROOM and a SEPARATE WC. The property benefits from having replacement double glazed windows, electric heating and AMPLE STORAGE space.

Conveniently positioned on Hasting seafront just a short walk from Hastings Pier, White Rock Theatre and other local amenities within the town centre itself including Hastings mainline railway station.

This SEAFRONT APARTMENT must be viewed to fully appreciate the overall space and position on offer, please call the owners agents now to book your viewing to avoid disappointment.

#### **COMMUNAL FRONT DOOR**

Leading to:

#### **COMMUNAL ENTRANCE HALL**

Located on the ground floor with private front door to:

#### **ENTRANCE HALL**

Two storage cupboards, electric storage radiator, door to:

#### **LIVING ROOM**

13'9 x 12' (4.19m x 3.66m)

Coving to ceiling, television point, electric storage radiator, double glazed window and door to front aspect with far reaching views over Hastings seafront and out to sea, and double glazed door giving access to the front.

#### **KITCHEN**

11'2 x 9'2 (3.40m x 2.79m)

Fitted with a matching range of eye and base level cupboards and drawers with worksurfaces over, space for electric cooker, space for tall fridge freezer, space and plumbing for washing machine, inset drainer-sink with mixer tap, large style cupboard, further storage cupboard and double glazed window to rear aspect.

#### **BEDROOM ONE**

12'4 x 11'7 (3.76m x 3.53m)

Electric storage radiator, two double glazed windows to front aspect with views over Hastings seafront and out to sea.

#### **BEDROOM TWO**

9'8 x 9'3 (2.95m x 2.82m)

Built in wardrobes, double glazed window to rear aspect.

#### **SHOWER ROOM**

Walk in shower enclosure with electric shower, pedestal wash hand basin, part tiled walls, built in cupboard housing immersion heater.

#### **SEPARATE WC**

5'5 x 2'9 (1.65m x 0.84m)

Low level wc, wash hand basin, double glazed window to rear aspect.

#### **SUN TERRACE**

There is a sun terrace, accessed via the lounge. Although this is used by this flat it is not included in the title.

#### **TENURE**

We have been advised of the following by the vendor:

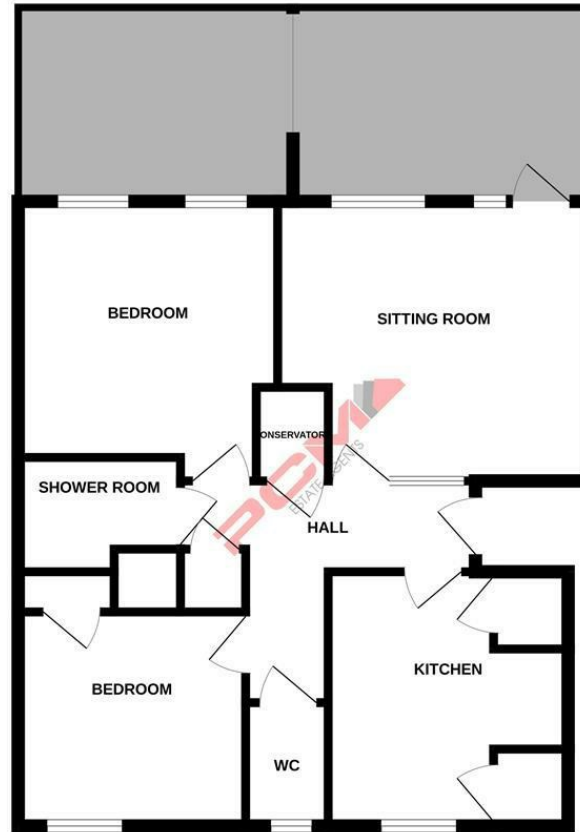
Lease: Approximately 36 years remaining.

Maintenance: £2091 Approx. per annum

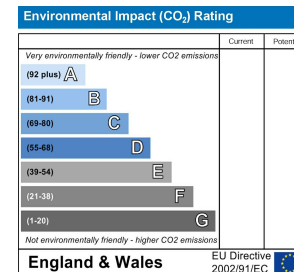
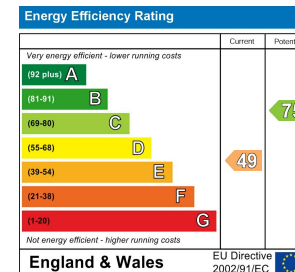
Ground Rent: £26 Approx. per annum



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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