



ESTATE AGENTS

**27 Holmbury House, Holmesdale
Gardens, Hastings, TN34 1LS**

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

Price £116,000

PCM Estate Agents are delighted to present to the market an opportunity to secure this OVER 60'S PURPOSEBUILT RETIREMENT APARTMENT. Offered to the market CHAIN FREE and with the remainder of a 125 years from 1986 (89 years remaining)

Located on the FIRST FLOOR with stair and LIFT ACCESS and accommodation comprising an entrance hall, GOOD SIZED LOUNGE-DINING ROOM which is partially open plan onto a GOOD SIZED KITCHEN, TWO BEDROOMS both with built in wardrobes and a MODERN SHOWER ROOM. The property has a parking space and there is also access to communal facilities such as a RESIDENTS LOUNGE and residents LAUNDRY ROOM.

Conveniently located in the heart of Hastings town centre, close to all local amenities including mainline railway station, seafront and promenade, as well as Priory Meadow shopping centre. Please call the owners agents now to book your viewing to avoid disappointment.

COMMUNAL FRONT DOOR

Leading to:

COMMUNAL ENTRANCE HALL

Stair and lift access to the first floor, private front door to:

ENTRANCE HALL

Large storage cupboard with shelving housing the electrics, wall mounted entry phone system and wall mounted lifeline pull chord, door to:

OPEN PLAN LOUNGE-DINING ROOM

14'5 x 13'1 narrowing to 9'6 (4.39m x 3.99m narrowing to 2.90m)

Electric storage radiator, television point, coving to ceiling, double glazed window to rear aspect, open plan to:

KITCHEN

10'6 x 6'5 (3.20m x 1.96m)

Coving to ceiling, part tiled walls, fitted with a matching range of eye and base level cupboards and drawers with worksurfaces over, space for electric cooker, inset drainer-sink unit, space for tall fridge freezer.

BEDROOM ONE

9'7 x 8'9 (2.92m x 2.67m)

Built in wardrobes, coving to ceiling, telephone point, electric storage radiator, double glazed window to rear aspect.

BEDROOM TWO

9' x 6'6 (2.74m x 1.98m)

Fitted wardrobes with sliding doors, coving to ceiling, double glazed window to side aspect.

SHOWER ROOM

Large walk-in shower enclosure with electric shower, pedestal wash hand basin with mixer tap, low level wc, ladder style heated towel rail, part tiled walls, laminate flooring, extractor for ventilation.

TENURE

We have been advised of the following by the vendor:

Lease: Approximately 86 years remaining.

Ground Rent: Approximately £90 per annum. Annual review in April.

Maintenance: Approximately £2461.92 per annum. Annual review in April.

Sub Letting: No

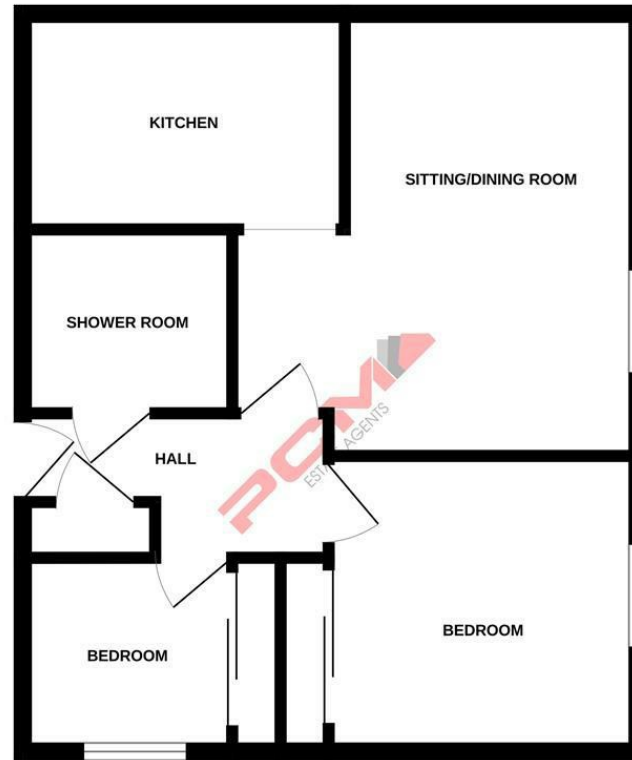
Air BnB: No

Pets: No

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) 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	