



**PCMA**

ESTATE AGENTS

**4a, West View, Hastings, TN34 3NZ**

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**Price £185,000**

PCM Estate Agents are delighted to present to the market an opportunity to secure this TWO BEDROOM, plus LOFT ROOM, UPPER FLOOR MAISONETTE located on the West Hill region of Hastings with the most SPECTACULAR VIEWS over Hastings and out to sea. Offered to the market CHAIN FREE.

Offering VERSATILE ACCOMMODATION arranged over two floors with the addition of a LOFT ROOM. Overall accommodation comprises a private front door to entrance hall with stairs rising to the main accommodation, GOOD SIZED OPEN PLAN LOUNGE-DINING ROOM, kitchen, TWO BEDROOMS and a bathroom. There is access to a LOFT ROOM via a fixed wooden staircase, with heating and two Velux windows. The property has the benefit of gas fired central heating and double glazing.

Conveniently located within easy reach of Hastings Old Town and other local amenities and must be viewed to fully appreciate the overall space and position on offer. Please call the owners agents now to book your viewing and avoid disappointment.

#### **PRIVATE FRONT DOOR**

Opening to:

#### **ENTRANCE HALL**

Wall mounted ladder style radiator, wood laminate flooring, cupboard concealed electrics, stairs rising to the main accommodation.

#### **LOUNGE-DINING ROOM**

15' narrowing to 12'3 x 14'8 (4.57m narrowing to 3.73m x 4.47m)  
Fixed wooden ladder style staircase rising to the loft room, radiator, television point, double glazed window to side aspect with outstanding views over Hastings, towards the West Hill and down to the sea.

#### **INNER HALL**

Storage cupboard, access to kitchen and bathroom.

#### **KITCHEN**

10'3 x 9'1 (3.12m x 2.77m)  
Radiator, down lights, tiled walls, fitted with a matching range of eye and base level cupboards and drawers with worksurfaces over, four ring gas hob with

waist level oven, inset drainer-sink with mixer spray tap, space and plumbing for washing machine, wall mounted Worcester boiler, double glazed window to side aspect allowing for spectacular views over Hastings, towards the East Hill and down to the sea.

#### **BEDROOM**

14'8 into bay x 11'5 (4.47m into bay x 3.48m)  
Wood laminate flooring, down lights, radiator, dual aspect room with double glazed bay window to front, further double glazed window to side allowing for spectacular views over Hastings, down to the sea and over East Hill.

#### **BEDROOM**

7'9 x 6'9 (2.36m x 2.06m)  
Radiator, inset down lights, double glazed window to front aspect.

#### **BATHROOM**

Panelled bath with mixer tap and shower over, pedestal wash hand basin, low level wc, ladder style heated towel rail, tiled walls, tiled flooring, double glazed pattern glass window to rear aspect.

#### **LOFT ROOM**

12'4 x 11'2 (3.76m x 3.40m)  
Velux windows to side and front aspects, access to eaves storage, inset down lights, double radiator.

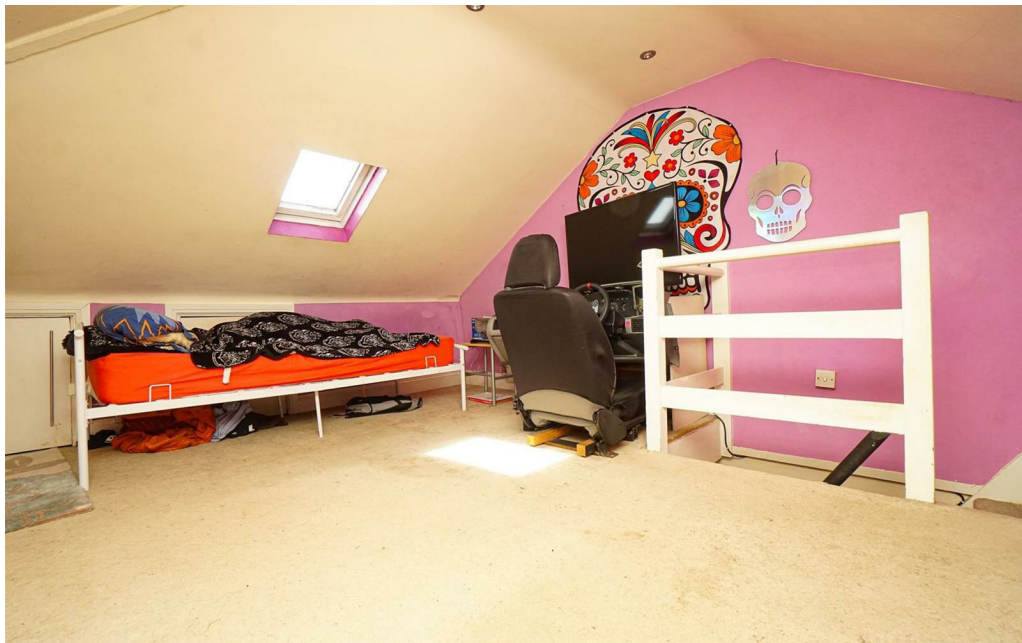
#### **TENURE**

We have been advised of the following by the vendor:

Lease: Approximately 78 years.

Ground Rent, Service Charge & Building Insurance: Approximately £315 per annum.

Council Tax Band: A





GROUND FLOOR  
APPROX. FLOOR  
AREA 89 SQ. FT.  
(8.3 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 473 SQ. FT.  
(43.9 SQ.M.)

LOFT ROOM  
APPROX. FLOOR  
AREA 156 SQ. FT.  
(14.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 718 SQ. FT. (66.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	64	71

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		