



**PCMA**  
ESTATE AGENTS

**First Floor Flat 155, Priory Road, Hastings, TN34 3JD**

Web: [www.pcmestateagents.co.uk](http://www.pcmestateagents.co.uk)  
Tel: 01424 839111

**Price £215,000**

PCM Estate Agents are delighted to present to the market an opportunity to secure this CONVERTED FIRST FLOOR TWO BEDROOM FLAT offering EXCEPTIONALLY WELL-PROPORTIONED ACCOMODATION.

Accommodation comprises a private front door to entrance lobby, stairs rising to a hallway with access to a BAY FRONTED LOUNGE-DINING ROOM with OPEN FIRE and SEA VIEWS, kitchen, TWO DOUBLE BEDROOMS and a bathroom. The property has gas central heating, double glazing and is being sold with an ALLOCATED PARKING SPACE to the side and an AREA OF GARDEN.

Offered to the market CHAIN FREE and with VACANT POSSESSION. In need of some updating but offering potential for a likely buyer to further improve.

Located on this sought-after road within the West Hill region of Hastings, within walking distance of Hastings Old Town, town centre and is close to popular schooling establishments and bus routes. Please call the owners agents now to book your viewing.

#### **DOUBLE GLAZED PRIVATE FRONT DOOR**

Opening to:

#### **ENTRANCE LOBBY**

Wall mounted consumer unit for the electrics, double glazed window to side aspect, stairs rising to accommodation.

#### **HALLWAY**

Split level, double radiator, coving to ceiling, double glazed window to side aspect.

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

16'4 into bay x 14'9 (4.98m into bay x 4.50m)

Fireplace with wooden surround, cornicing, high skirting boards, telephone and television points, double glazed bay window to front aspect having partial views of the sea.

#### **KITCHEN**

13'5 x 9' narrowing to 6'3 (4.09m x 2.74m narrowing to 1.91m)

Breakfast bar, space for gas cooker, inset drainer-sink unit, wall mounted

boiler, fitted with a matching range of eye and base level cupboards and drawers with worksurfaces over, part tiled walls, space and plumbing for washing machine, space for tall fridge freezer, airing cupboard, two double glazed windows to rear aspect with lovely townscape views over Hastings.

#### **BEDROOM**

13'3 x 13'1 (4.04m x 3.99m)

Dado rail, double radiator, television point, double glazed window to rear aspect.

#### **BEDROOM**

9'4 x 7'6 (2.84m x 2.29m)

Radiator, double glazed windows to front aspect with partial views of the sea.

#### **BATHROOM**

Panelled bath with electric shower over bath, pedestal wash hand basin, low level wc, part tiled walls, double glazed window to rear aspect.

#### **PARKING SPACE**

Located to the side of the building.

#### **REAR GARDEN**

Private and only accessible from exiting the flat. Area of outside space in need of cultivation.

#### **AGENTS NOTE**

The lease can be extended or a share of freehold can be acquired subject to separate negotiation

#### **TENURE**

We have been advised of the following:

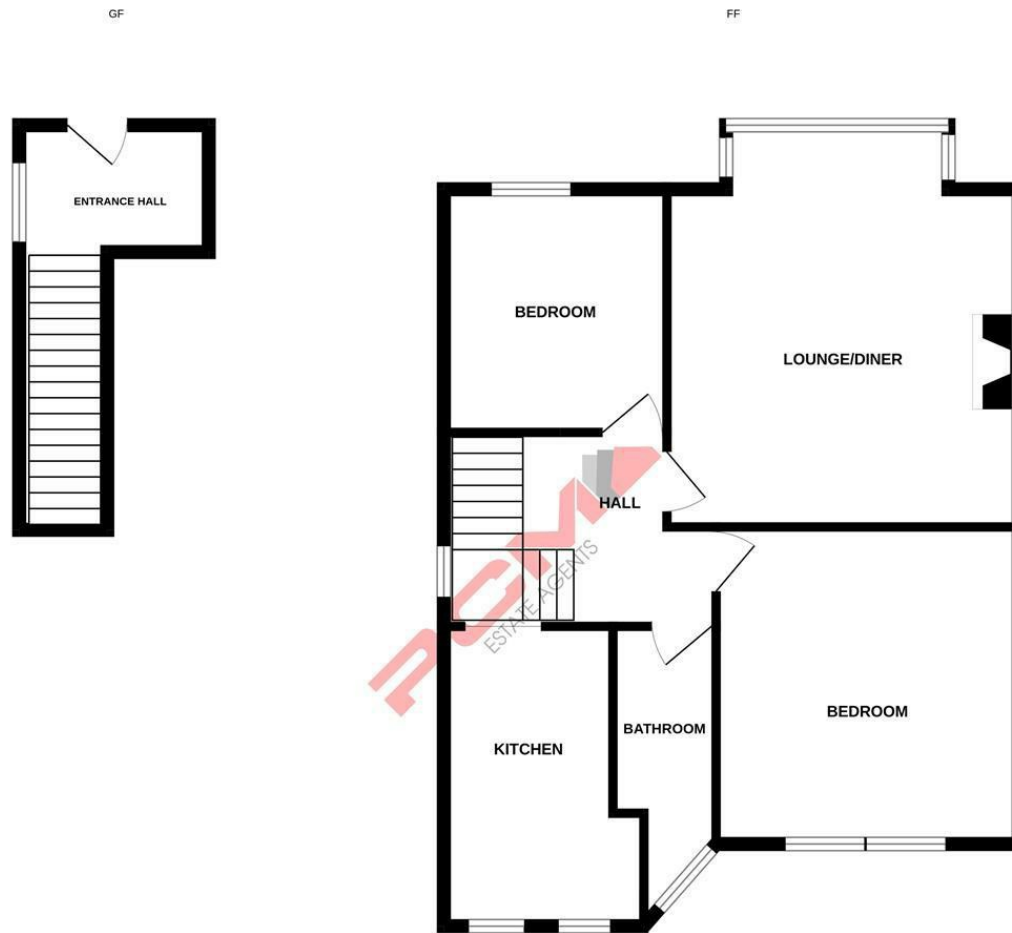
Leasehold - 67 years remaining

Service Charge - As & when required

Ground Rent - N/A

Council Tax Band: A





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) <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 |         |           |

| 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 |         |           |