



PCMA
ESTATE AGENTS

Flat 2, 14, Holmesdale Gardens, Hastings, TN34 1LY

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Tel: 01424 839111

Price £260,000

PCM Estate Agents are delighted to offer for sale this exceptionally well-presented TWO DOUBLE BEDROOM APARTMENT occupying the HALL FLOOR of this PERIOD BUILDING. Offered to the market CHAIN FREE.

Offering extremely spacious accommodation throughout comprising an entrance hallway, 19ft LOUNGE with MARBLE FIREPLACE, separate MODERN FITTED KITCHEN, LUXURY BATHROOM SUITE and TWO DOUBLE BEDROOMS.

Located on this highly sought-after road on the outskirts of Hastings town centre with its range of amenities, within easy reach of Hastings train station and seafront.

Please call now to arrange your immediate viewing to avoid disappointment.

COMMUNAL ENTRANCE

Private front door leading to:

ENTRANCE HALLWAY

Spacious with large under stairs storage cupboards, wall mounted telephone entry point system, radiator.

LOUNGE

19'4 max x 18'5 (5.89m max x 5.61m)

Spacious light and airy room with bay window to front aspect, feature marble fireplace, high ceilings throughout, picture rail, two radiators.

KITCHEN-BREAKFAST ROOM

11'9 x 7' (3.58m x 2.13m)

Beautifully presented and modern comprising a range of eye and base level units with worksurfaces over, for ring gas hob with extractor above and oven below, cupboard housing wall mounted gas fired boiler, under cupboard space for appliance, stainless steel inset sink with mixer tap, radiator and window to side aspect.

BEDROOM

16'4 x 11' (4.98m x 3.35m)

Window to side aspect, radiator, picture rail.

BEDROOM

16'4 x 12' max (4.98m x 3.66m max)

Bay window to rear aspect, additional window to rear aspect, picture rail, radiator.

BATHROOM

10'1 x 6'10 (3.07m x 2.08m)

Luxury suite comprising a panelled bath with mixer tap and shower attachment, separate walk-in shower with shower screen, dual flush wc, wash hand basin, radiator, towel rail, two obscured windows to rear aspect, marble effect tiles, part tiled walls and flooring.

TENURE

We have been advised of the following by the vendor:

Share of Freehold - transferrable with the sale.

Lease: Approximately 90 years remaining.

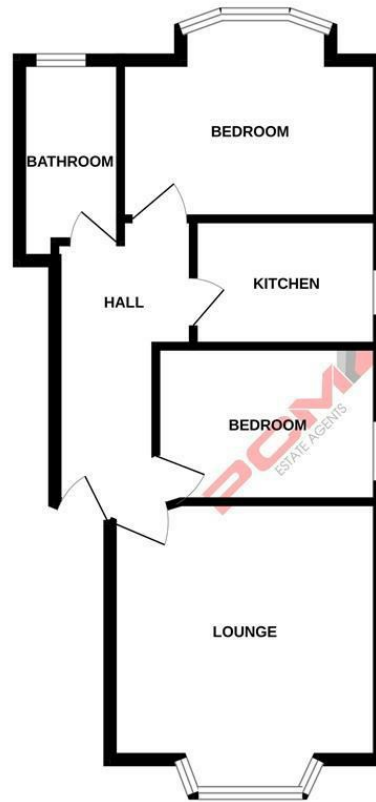
Service Charge: Approximately £840 per annum.

Ground Rent: £0

Council Tax Band: A



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			80
(81-91) B			
(69-80) C			
(55-68) D		68	
(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	