



ESTATE AGENTS

**9 Homedane House, Denmark Place, Hastings, TN34 1PQ**

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

**Price £75,000**

PCM Estate Agents are delighted to offer to market this ONE BEDROOMED FIRST FLOOR MANAGED APARTMENT for the OVER 60's with BALCONY enjoying SEA VIEWS.

Conveniently located within Hastings town centre and offered to the market CHAIN FREE with accommodation comprising an entrance hallway, 17ft LOUNGE with access to a PRIVATE BALCONY enjoying the aforementioned SEA VIEWS, kitchen, ONE BEDROOM with BUILT IN WARDROBES and a bathroom.

Located on the first floor of this popular MANAGED BUILDING with LIFT ACCESS and use of the communal lounge and communal laundry room.

Please call the owners sole agent now to book your immediate viewing to avoid disappointment.

#### **COMMUNAL ENTRANCE**

With stair or lift access to the first floor, private front door to:

#### **ENRANCE HALLWAY**

Storage cupboard, door to:

#### **LOUNGE**

17'3 x 10'7 (5.26m x 3.23m)

Double glazed window and door to front aspect enjoying fantastic sea views, door leading to a balcony, radiator, wall mounted telephone entry point, doorway to:

#### **BALCONY**

Private and enjoying sea views, ideal for bistro style table and chairs. The vendor has advised that the balcony is expected to be refurbished/ replaced in approximately May/ June 2024.

#### **KITCHEN**

7'9 x 5'4 (2.36m x 1.63m)

Comprising a range of eye and base level units with worksurfaces over, stainless steel inset sink with mixer tap.

#### **BEDROOM**

13'11 x 8'8 (4.24m x 2.64m)

Double glazed window to front aspect enjoying uninterrupted sea views, built in wardrobes, radiator.

#### **BATHROOM**

6'9 x 5'6 (2.06m x 1.68m)

Panelled bath with mixer tap, wash hand basin with storage below, wc, tiled walls.

#### **TENURE**

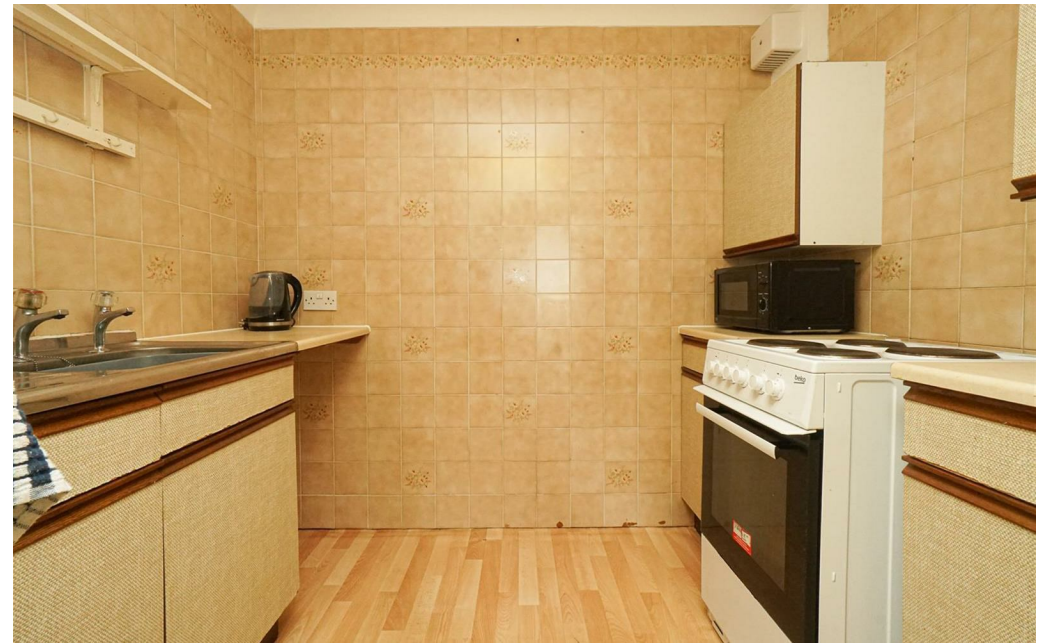
We have been advised of the following by the vendor:

Lease: 61 years remaining.

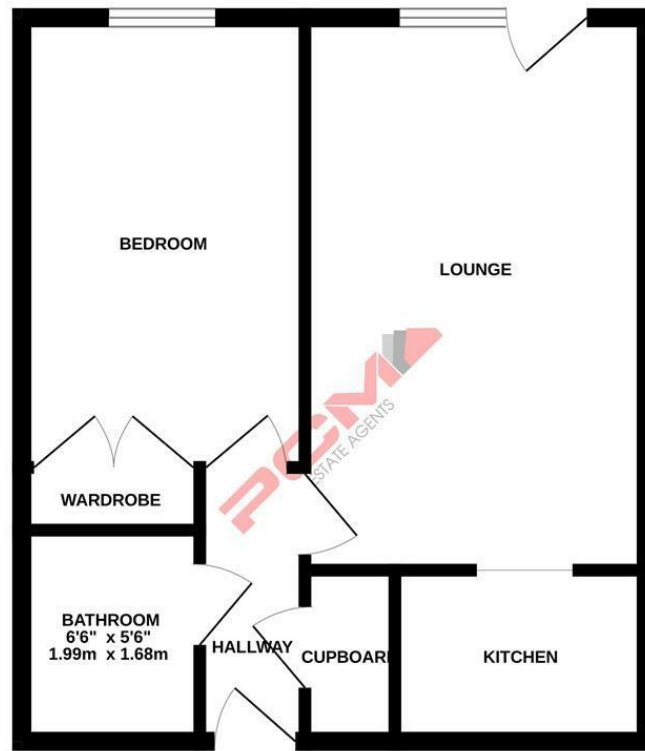
Maintenance: £2331 paid per 6 months

Ground Rent: £253 paid per 6 months

Pets: Yes



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplans 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>		<b>83</b>	<b>86</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	