



ESTATE AGENTS

**Flat 1, 69, Mount Pleasant Road, Hastings, TN34 3SJ**

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

**Price £230,000**



A spacious TWO BEDROOM MAISONETTE with PRIVATE GARDEN, OFF ROAD PARKING and a SHARE OF THE FREEHOLD. Located in a popular region of Hastings, within close proximity to Ore Railway station, whilst also being within easy reach to Alexandra Park and Hastings town centre.

The property offers spacious accommodation over two floors comprising an entrance hallway, 17ft LOUNGE with OPEN FIREPLACE, separate kitchen, BEDROOM and bathroom, whilst to the lower floor is a hallway leading to another BEDROOM with an EN SUITE WC. Externally the property boasts a PRIVATE REAR GARDEN, whilst to the front there is OFF ROAD PARKING.

Situated within easy reach of local schooling facilities and amenities, the property is considered an IDEAL FAMILY HOME. Please call PCM Estate Agents now to book your immediate viewing to avoid disappointment.

#### **PRIVATE FRONT DOOR**

Leading to:

#### **ENTRANCE HALLWAY**

Spacious with stairs leading to the lower floor accommodation, radiator, wall mounted telephone entry point.

#### **LOUNGE**

17' max x 12'8 max (5.18m max x 3.86m max)

Double glazed bay window to front aspect, feature open fireplace, radiator.

#### **KITCHEN**

11'1 x 8'8 (3.38m x 2.64m)

Comprising a range of eye and base level units with worksurfaces over, four ring gas hob with extractor above and oven below, space for fridge freezer, space and plumbing for washing machine, stainless steel inset sink with mixer tap, radiator, double glazed window to rear aspect overlooking the garden, door to side aspect leading out to the garden.

#### **BEDROOM**

13'5 x 10'9 (4.09m x 3.28m)

Double glazed window to rear aspect, radiator.

#### **BATHROOM**

8'4 max x 5'5 max (2.54m max x 1.65m max )

Panelled bath with mixer tap and shower attachment, shower screen, wash hand basin, dual flush wc, part tiled walls, extractor fan, two double glazed obscured windows to side aspect.

#### **LOWER FLOOR HALL**

Storage cupboard, door to:

#### **BEDROOM**

13'8 max x 13'1 (4.17m max x 3.99m)

Double glazed window to rear aspect, radiator, door to:

#### **EN SUITE WC**

Wash hand basin, wc.

#### **REAR GARDEN**

Comprising a patio area ideal for seating which leads onto an area of lawn, a range of mature shrubs, enclosed fenced boundaries, outside water tap, exterior lighting.

#### **OUTSIDE - FRONT**

Driveway providing off road parking

#### **TENURE**

We have been advised of the following by the vendor:

Share of Freehold - transferrable with the sale - Third Share .

Lease: Approx. 143 years remaining.

Maintenance: £800 approx. per annum

Ground Rent: £0

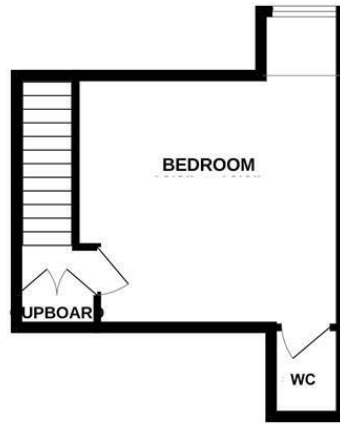
Pets: Yes

Council Tax Band: A

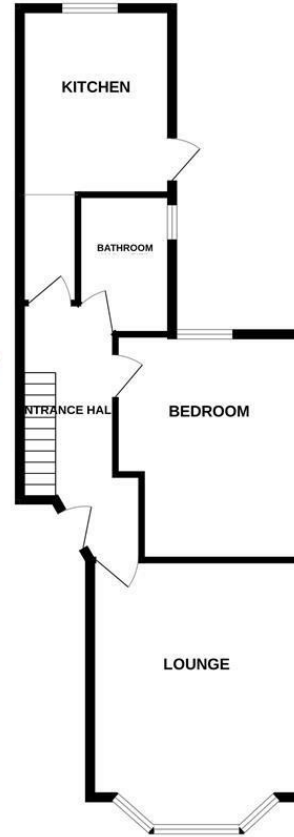




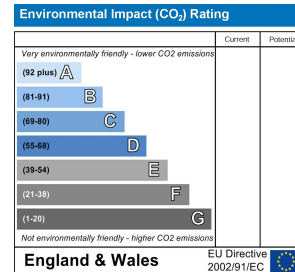
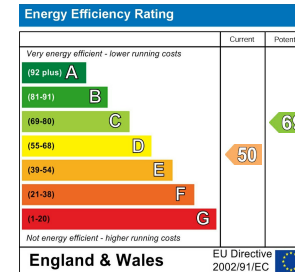
BASEMENT



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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