



ESTATE AGENTS

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Guide Price £230,000

*** GUIDE PRICE £230,000 TO £270,000 ***

PCM Estate Agents welcome to the market this SPACIOUS THREE BEDROOM MAISONETTE occupying the TOP THREE FLOORS of this GRADE II LISTED BUILDING set within this PRIME POSITION in Hastings historic Old Town.

The property offers spacious and VERSATILE ACCOMMODATION over three floors comprising an entrance hallway/ landing, KITCHEN-DINER, further landing with BEDROOM and a LOUNGE which could be utilised as a third bedroom, and to the top floor there is another bedroom and a large bathroom.

The property is offered to the market with a NEW LEASE and is located in the heart of Hastings Old Town, within easy reach of the seafront and a range of boutique shops, bars and restaurants that Hastings Old Town has to offer.

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

ENTRANCE

Accessed via a commercial unit with stairs leading to:

LANDING

Spacious with storage cupboard housing gas central heating boiler and window to side aspect. Door to:

INNER HALLWAY

Stairs rising to the second floor accommodation, under stairs storage cupboard, wall mounted thermostat control, radiator, door to:

KITCHEN-DINER

14' x 11'1 (4.27m x 3.38m)

Bay window to front aspect, comprising a range of eye and base level units with worksurfaces over, four ring electric hob with oven below, ample space for dining table and chairs, radiator.

SECOND FLOOR LANDING

Stairs rising to further accommodation, door to:

LOUNGE/ BEDROOM

14' x 11'11 (4.27m x 3.63m)

Window to front aspect, radiator.

BEDROOM

11'3 x 9'8 (3.43m x 2.95m)

Window to side aspect, built in storage cupboard, radiator.

THIRD FLOOR LANDING

Skylight window, door to:

BEDROOM

12'11 x 12' max (3.94m x 3.66m max)

Exposed brick chimney breast with feature fire surround, vaulted ceiling with exposed beams , window to front aspect, radiator.

BATHROOM

10'9 x 9'6 (3.28m x 2.90m)

Corner bath with mixer tap and shower attachment, wash hand basin, wc, tiled walls, stain glass window to side aspect, storage cupboard.

TENURE

We have been advised of the following by the vendor:

Lease: 999 years remaining.

Maintenance: TBC

Ground Rent: TBC

Council Tax Band: B

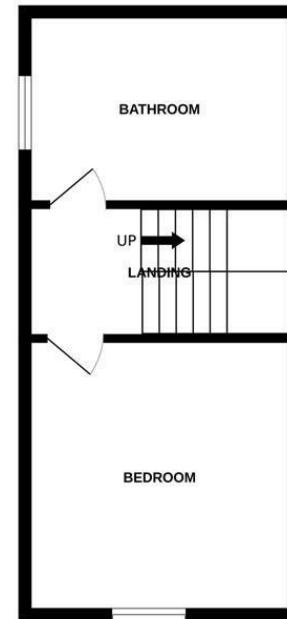
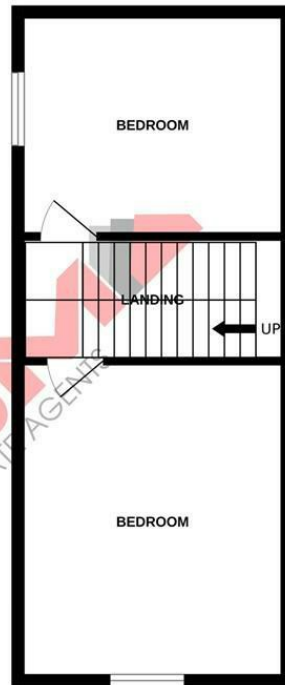
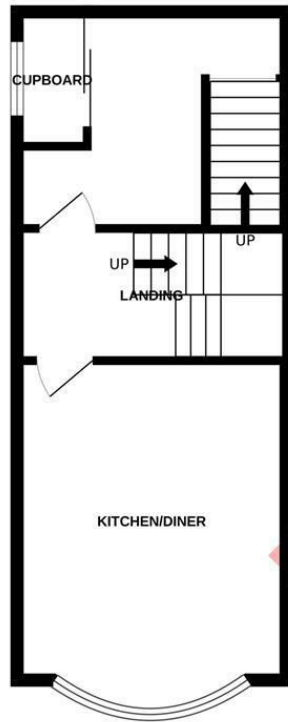
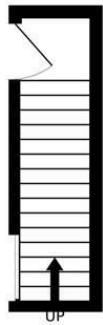


GROUND FLOOR

1ST FLOOR

2ND FLOOR

3RD 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 | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (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 | | |