



ESTATE AGENTS

**Flat 14 Royal Court, St. Helens Road, Hastings, TN34 2LP**

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

**Price £220,000**

Located in this RARELY AVAILABLE BUILDING opposite the picturesque Alexandra Park is this deceptively spacious TWO DOUBLE BEDROOM THIRD FLOOR APARTMENT with PRIVATE BALCONY, SECURED PARKING and TWO WC's. Offered to the market CHAIN FREE and with a SHARE OF FREEHOLD.

The property has the benefit of LIFT ACCESS and a COMMUNAL GARDEN, whilst also offering spacious accommodation throughout comprising a large entrance hallway with ample storage, 22ft LOUNGE with the aforementioned PRIVATE BALCONY overlooking the communal garden to the rear in addition to a JULIETTE BALCONY to the front aspect, SEPARATE KITCHEN-BREAKFAST ROOM, TWO DOUBLE BEDROOMS, a bathroom and a separate wc.

Located in this RARELY AVAILABLE PURPOSE BUILT BUILDING opposite Alexandra Park, whilst also being within easy reach of Hastings town centre with its range of amenities. The building also benefits from the aforementioned SECURED GARAGE PARKING in addition to a COMMUNAL GARDEN to the rear.

Viewing comes highly recommended for those seeking a SPACIOUS APARTMENT in a sought-after location, please call PCM Estate Agents now to arrange your immediate viewing to avoid disappointment.

#### **COMMUNAL ENTRANCE**

Stair or lift access to the third floor, door into:

#### **ENTRANCE HALLWAY**

Spacious with cloaks cupboard, wall mounted telephone entry system, telephone point, storage cupboard with space and plumbing for washing machine.

#### **LOUNGE**

22'4 x 14' narrowing to 10'9 (6.81m x 4.27m narrowing to 3.28m)

Spacious light and airy room, two radiators, double glazed sliding patio doors to rear aspect leading to a balcony with double doors to front aspect, enjoying a pleasant outlook over the communal garden and double glazed window to rear aspect.

#### **FURTHER JULIETTE BALCONY**

Private balcony with metal balustrade, enjoying a pleasant outlook over the communal garden.

#### **KITCHEN-BREAKFAST ROOM**

12'4 x 9'5 (3.76m x 2.87m)

Comprising a range of eye and base level units with worksurfaces over, four ring electric hob with extractor above and oven below, space for fridge, space and plumbing for dishwasher, space for breakfast table and chairs, stainless steel inset sink with mixer tap, wall mounted gas fired boiler, double glazed window to side aspect.

#### **BEDROOM**

12'5 x 10'5 (3.78m x 3.18m)

Double glazed window to side aspect, radiator.

#### **BEDROOM**

14' x 9' (4.27m x 2.74m)

Double glazed window to rear aspect, radiator.

#### **BATHROOM**

Panelled bath with mixer tap and shower attachment, shower screen, wash hand basin, wc, chrome ladder style radiator, tiled walls, shaver point, extractor fan.

#### **SEPARATE WC**

Wash hand basin, part tiled walls.

#### **SECURE PARKING**

Accessed via garage doors to a secure allocated parking space. There is stair and lift access to all apartments from this level.

#### **TENURE**

We have been advised of the following by the vendor:

Share of Freehold - transferrable with the sale

Lease: 954 years approx. remaining.

Maintenance: £2700 per annum

Ground Rent: £0

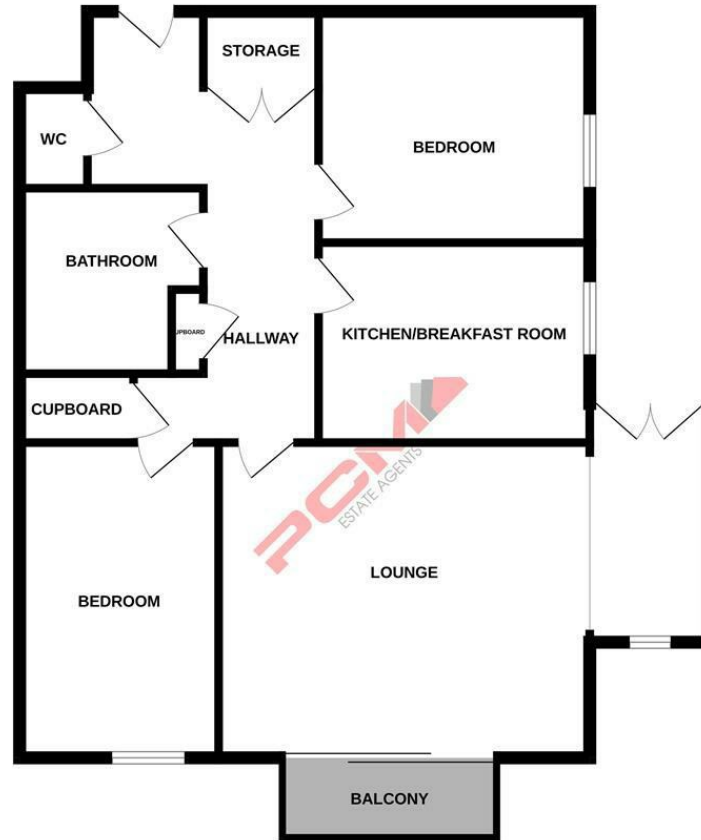
Pets: Not Allowed.

The property is managed by a residence association.

Council Tax Band: C



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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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		
	76	81
<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	

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.