



**23 Albany Court, Robertson Terrace, Hastings, TN34 1JH**

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

**Price £189,000**



**\*\*\* CASH BUYERS ONLY - APPROXIMATELY 37 YEARS REMAINING ON LEASE\*\*\***

PCM Estate Agents are delighted to present to the market an opportunity to secure this **SECOND FLOOR PURPOSE BUILT TWO DOUBLE BEDROOM SEA FRONT APARTMENT** with **BALCONY** and splendid **SEA VIEWS**.

The property benefits from having gas fired central heating and double glazing and offers a central position to Hastings, just a short walk to the town centre and **MAINLINE RAILWAY STATION**.

Inside the property offers well appointed accommodation comprising entrance hall with ample storage cupboards, **LOUNGE PROVIDES ACCESS TO BALCONY** with lovely views, **NEWLY FITTED KITCHEN**, **TWO DOUBLE BEDROOMS**, shower room and separate wc.

Please call the owners agents now to book your viewing to avoid disappointment.

#### **COMMUNAL FRONT DOOR**

Opening to:

#### **COMMUNAL ENTRANCE HALL**

Stairs and lift rising to Second Floor. Private front door opening to:

#### **PRIVATE ENTRANCE HALL**

Wall mounted thermostat control for central heating, radiator, two storage cupboards, wall mounted entry phone system.

#### **LOUNGE**

13'9 x 12' (4.19m x 3.66m)

Wood laminate flooring, radiator, coving to ceiling, television point, double glazed window and door to front aspect opening up onto balcony and allowing for outstanding coastal views and views to Hastings Pier.

#### **BALCONY**

Ample space for outdoor table and chairs, tiled floor, stunning views out to sea with views of the pier.

#### **KITCHEN**

11'5 x 9'1 (3.48m x 2.77m)

Newly fitted with a matching range of high gloss eye and base level cupboards and drawers fitted with soft close hinges and having complimentary marble effect worksurfaces over, tiled splashbacks, four ring induction hob, waist level oven, space for microwave, sunken Franke one & ½ bowl stainless steel sink with mixer tap and moulded drainer into the worktop, breakfast bar, shelving area, wall mounted cupboard concealed boiler, additional storage space, space and plumbing for washing machine, space for tall fridge freezer, double glazed window to rear aspect.

#### **BEDROOM ONE**

16'6 x 11'7 (5.03m x 3.53m)

Coved ceiling, radiator, built in wardrobe, wood laminate flooring, two double glazed windows to front aspect with lovely views extending over to the sea and Hastings Pier,

#### **BEDROOM TWO**

9'4 x 9'3 (2.84m x 2.82m)

Radiator, built in cupboard, wood laminate flooring, double glazed window to rear aspect.

#### **SHOWER ROOM**

Walk in shower with electric shower, wall mounted wash hand basin, radiator, part tiled walls, airing cupboard, extractor fan.

#### **SEPARATE WC**

Low level wc, part tiled walls, tiled flooring, double glazed tilt and turn window with obscured glass to rear aspect.

#### **TENURE**

We have been advised by the vendor of the following - **LEASE - 37 years remaining.** (Vendor will be open to extending lease subject to sale price agreed)

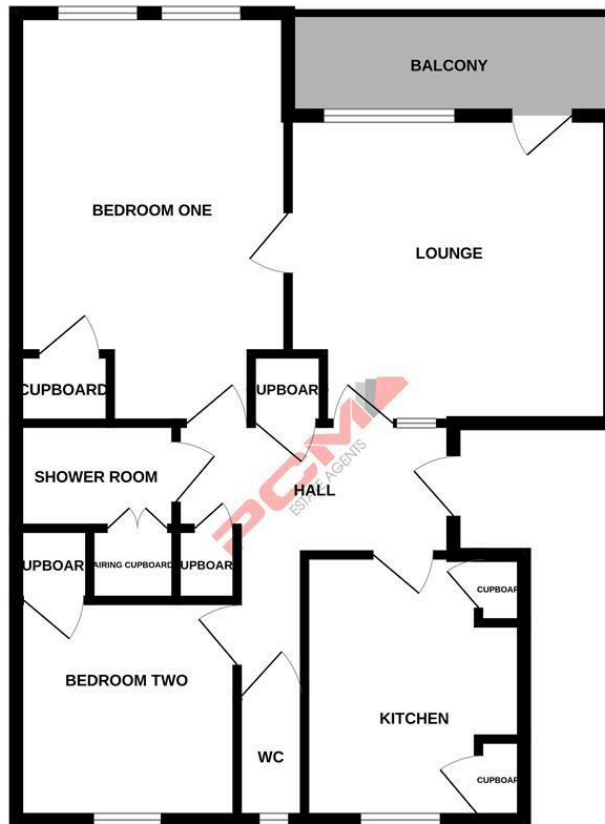
**SERVICE CHARGE - Approximately £2000 per annum.**

**No pets allowed**

Council Tax Band: B



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.  
Made with Metropix ©2022

| 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 |                         |           |
| <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.