

**PCMA**  
ESTATE AGENTS

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

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**Price £239,950**

## EXTENDED LEASE - 125 YEARS REMAINING!

PCM Estate Agents are delighted to present to the market an opportunity to secure this **SECOND FLOOR PURPOSE BUILT TWO DOUBLE BEDROOM APARTMENT** offered to the market **CHAIN FREE** and with the most **INCREDIBLE FAR REACHING COASTAL VIEWS**.

Offering well-proportioned accommodation comprising a spacious entrance hall with **AMPLE STORAGE SPACE**, **LOUNGE-DINER** with access to a **BALCONY** to take in those **LOVELY VIEWS**, **MODERN KITCHEN**, **TWO DOUBLE BEDROOMS** with **BUILT IN WARDROBES**, bathroom and a **SEPARATE WC**. Offering modern comforts including replacement double glazed windows and electric storage radiators, though there is the possibility of upgrading to gas central heating as there is gas in the building.

Conveniently positioned on Hastings seafront, just a short walk from Hastings town centre with its vast range of amenities including mainline railway station with convenient links to London. Please call the owners agents now to book your viewing to avoid disappointment.

### COMMUNAL ENTRANCE HALL

Stairs and loft rising to the second floor, private front door to:

### ENTRANCE HALL

Wall mounted entry phone system, telephone point, two large storage cupboards, door to:

### LOUNGE-DINING ROOM

13'8 x 12'6 (4.17m x 3.81m)

Coving to ceiling, electric storage radiator, television point, double glazed windows and French doors to front aspect, access to balcony with lovely views extending over the seafront to the sea.

### BALCONY

Tiled floor, balustrade for safety, ample space for bistro style table and chairs views extending over the seafront to the sea.

### KITCHEN

11'6 x 9'8 (3.51m x 2.95m)

Original larder cupboard, further storage cupboard, fitted with a range of lower

base cupboards and drawers with worktops over, tiled splashbacks, electric hob with oven below and extractor over, inset one & ½ bowl drainer-sink unit with mixer tap, space and plumbing for washing machine, space for under counter fridge and separate freezer, double glazed window to rear aspect.

### BEDROOM ONE

16'2 x 11'9 (4.93m x 3.58m)

Electric storage radiator, built in wardrobes, two double glazed windows to front aspect with lovely views extending over the seafront and out to sea, including views of Hastings Pier.

### BEDROOM TWO

10' x 9'11 (3.05m x 3.02m)

Electric storage radiator, built in wardrobe, double glazed window to rear aspect.

### BATHROOM

Panelled bath with Victorian style mixer tap and shower attachment, pedestal wash hand basin, part tiled walls, wood laminate flooring, airing cupboard.

### SEPARATE WC

Low level wc, double glazed obscured glass window to rear aspect.

### TENURE

We have been advised of the following by the vendor:

Lease: Extended lease of 125 years.

Maintenance: £2091 approx. per annum.

Ground Rent: £26 approx. per annum.

Pets: No

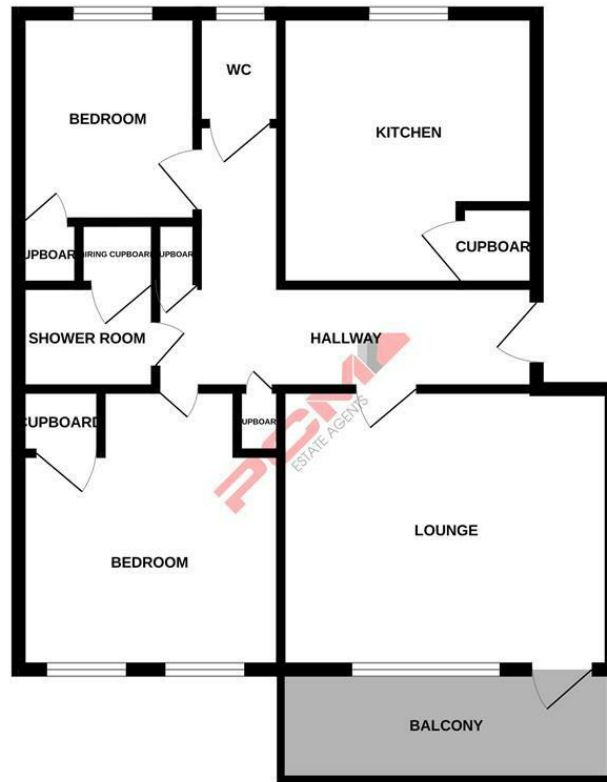
Air BnB: No

Sub Letting: Yes, min term 6months.

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.  
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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>			
(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		