



PCMA
ESTATE AGENTS

1 Portland Cottages, Portland Place, Hastings, TN34 1QN

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Price £129,950

PCM welcome to the market this delightful ONE BEDROOM FLAT boasting a CHAIN FREE status and IMPECCABLE PRESENTATION. Nestled in a PRIME LOCATION just moments away from Hastings town centre, this property offers the convenience and comes with a SHARE OF THE FREEHOLD.

As you step into this the property, you'll be greeted by its own PRIVATE ENTRANCE, ensuring a sense of exclusivity and privacy. Inside, the ambience exudes elegance, with tasteful décor.

The SPACIOUS LOUNGE-DINER sets the stage for cosy evenings by the FIREPLACE, while the MODERN KITCHEN boasts INTEGRATED APPLIANCES and granite worktops, perfect for culinary endeavours. Retreat to the newly fitted, SLEEK SHOWER ROOM in addition to a GENEROUSLY SIZED DOUBLE BEDROOM, offering a peaceful sanctuary at the end of the day.

Conveniently situated near Priory Meadow Shopping Centre, Hastings Main Line Railway Station, and the picturesque Hastings seafront, every amenity is within easy reach.

Don't miss out on this exceptional opportunity – call the owners' agents now to arrange your viewing.

PRIVATE FRONT DOOR

With double glazed frosted glass window to side opening onto:

ENTRANCE HALL

Picture rail, radiator, wall mounted shelving, bespoke flooring, wall mounted airflow system, doors opening to:

LOUNGE-DINER

13'3 x 12' (4.04m x 3.66m)

Engineered oak flooring, radiator, open fireplace (suitable for wood burner or open fire), inset electric heater, telephone point, original built in cupboard to side, television point, picture rail, secondary glazed window to front aspect, door to:

BEDROOM

12'3 x 10'7 (3.73m x 3.23m)

Picture rail, radiator, original fireplace, wall mounted vented fan, secondary glazed window to front aspect.

KITCHEN

9'3 narrowing to 6'1 x 9'2 (2.82m narrowing to 1.85m x 2.79m)

Modern and built with a range of eye and base level cupboards and drawers fitted with soft close hinges and having granite worktops over, four ring gas hob with oven and grill below and extractor over, inset resin drainer-sink with mixer tap, integrated washer/dryer, integrated fridge and freezer, part tiled walls, tile effect laminate flooring, plinth heater, wall mounted consumer unit for the electrics, wall mounted cupboard concealed boiler, double glazed windows to both front and side elevations.

SHOWER ROOM

11'6 x 8'6 (3.51m x 2.59m)

Part tiled walls, partially aquaborded walls, tiled flooring, ladder style heated towel rail, built in storage cupboard, large walk-in shower with chrome shower fixing, waterfall style shower head and further hand-held shower attachment, pedestal wash hand basin with mixer tap, dual flush low level wc, LED mirror and extractor fan for ventilation.

TENURE

We have been advised of the following by the vendor:

Share of Freehold

Lease: Approx. 62 years remaining.

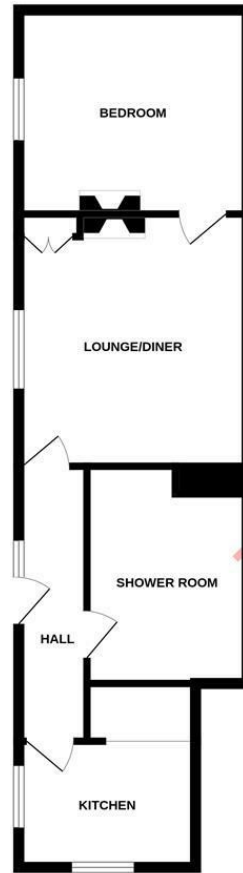
Maintenance: Shared 50% as & when required.

Ground Rent: Approx. £40 per annum.

Council Tax Band: A



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) A			75
(81-91) B			
(69-80) C			
(55-68) D		57	
(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	

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.