



ESTATE AGENTS

**First Floor Flat 69, Hardwicke Road, Hastings, TN34 3PE**

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

**Price £185,000**

PCM Estate Agents welcome to the market this spacious TWO DOUBLE BEDROOM FIRST FLOOR APARTMENT with access to COMMUNAL GARDENS, located in this popular region of Hastings, being offered to the market CHAIN FREE.

The property offers spacious accommodation throughout comprising an entrance hallway, 13ft lounge, 13ft KITCHEN-DINER, TWO DOUBLE BEDROOMS and a bathroom. The property further benefits from a GENEROUS LOFT SPACE and access to a COMMUNAL GARDEN, as well as having gas central heating and double glazing.

Located in this popular region of Hastings, within easy reach of a range of local schooling facilities, whilst also considered to be within easy reach of Ore Village, Hastings Old Town and Hastings town centre.

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

#### **COMMUNAL ENTRANCE**

Stairs rising to the first floor with private storage cupboard, private front door to:

#### **ENTRANCE HALLWAY**

Wall mounted telephone entry point, storage cupboard, radiator, loft hatch providing access to a spacious loft.

#### **LOUNGE**

13'7 x 12'11 (4.14m x 3.94m)

Double glazed window to front aspect, radiator, feature marble fire surround.

#### **KITCHEN-DINER**

13'1 x 9'4 (3.99m x 2.84m)

Comprising a range of eye and base level units with worksurfaces over, five ring gas hob with extractor above and oven below, space for fridge freezer, space and plumbing for washing machine, stainless steel inset sink with mixer tap, radiator, two double glazed windows to rear aspect.

#### **BEDROOM**

12'11 x 11' (3.94m x 3.35m)

Double glazed window to front aspect, radiator.

#### **BEDROOM**

12'9 max x 7'11 max (3.89m max x 2.41m max)

Double glazed window to rear aspect, radiator.

#### **BATHROOM**

9'5 max x 6'9 max (2.87m max x 2.06m max)

Modern suite comprising a panelled bath with shower attachment and mixer tap, shower screen, dual flush wc, wash hand basin, chrome ladder style radiator, part tiled walls, tiled flooring, inset ceiling spotlight, double glazed obscured window to rear aspect.

#### **TENURE**

We have been advised of the following by the vendor:

Lease: 125 year from 1990 (Approx. 91 years remaining)

Maintenance: £1095 approx. per annum.

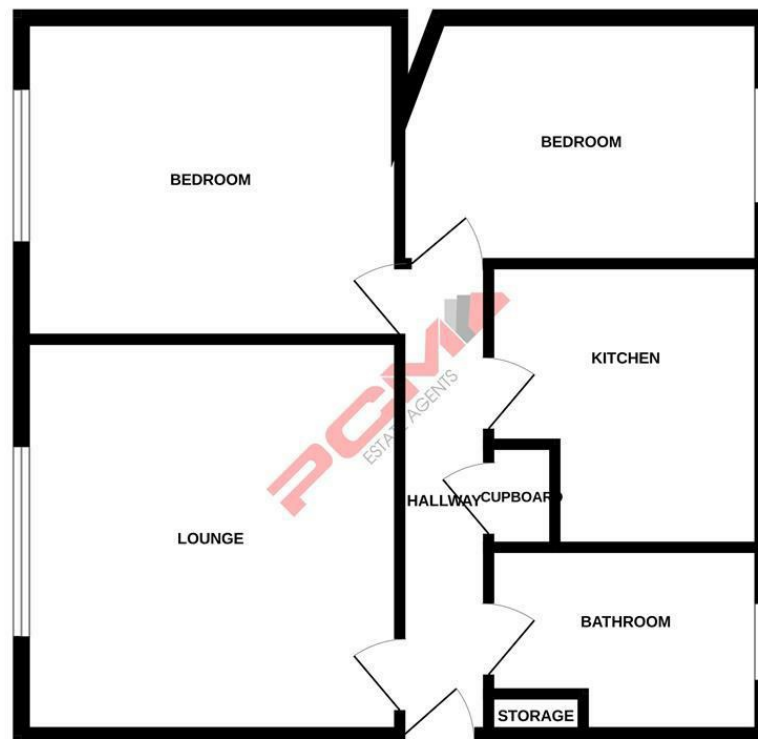
Ground Rent: £10 reviewed annually.

#### **COMMUNAL GARDEN**

Located at the rear of the property.



# 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>		68	76
(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.