



ESTATE AGENTS

**26 Queens Apartments, Robertson  
Terrace, Hastings, TN34 1JN**

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Tel: 01424 839111

**Guide Price £190,000**

\*\*\* GUIDE PRICE £190,000 TO £200,000 \*\*\*

PCM Estate Agents are delighted to present to the market an opportunity to secure this TWO BEDROOM SECOND FLOOR APARTMENT with PARTIAL SEA VIEWS located in this ICONIC BUILDING on Hastings seafront, on the outskirts of Hastings town centre.

The property offers well-presented accommodation throughout comprising an entrance hallway, 17ft OPEN PLAN LIVING ROOM-KITCHEN, TWO DOUBLE BEDROOMS and a MODERN SHOWER ROOM. The property benefits from HIGH CEILINGS throughout offering a LIGHT AND SPACIOUS FEEL. Offered to the market with a LENGTHY LEASE of approximately 129 years remaining.

Conveniently located adjacent to the beach and the many amenities that Hastings town centre has to offer in addition to the mainline railway station. Viewing comes highly recommended by PCM Estate Agents, please call now to arrange your immediate viewing to avoid disappointment.

#### **STAIR OR LIFT ACCESS**

To the second floor, private front door to:@

#### **ENTRANCE HALLWAY**

Spacious with wall mounted telephone entry system, wall mounted thermostat control, radiator and spacious storage cupboard.

#### **LIVING ROOM - KITCHEN**

17'3 x 11'11 (5.26m x 3.63m)

Spacious open plan room with high ceilings, two double glazed windows to side aspects enjoying partial sea views and views towards the castle. The kitchen comprises a range of eye and base level modern units with worksurfaces over, four ring electric hob with extractor above, integrated oven and grill, space and plumbing for washing machine, space and plumbing for dishwasher, stainless steel inset sink with mixer tap, part tiled walls.

#### **BEDROOM**

11'11 x 9'11 (3.63m x 3.02m)

Double glazed windows to side aspect enjoying a partial sea view and views towards the castle, built in storage cupboard, radiator.

#### **BEDROOM**

14'1 x 7'8 (4.29m x 2.34m)

Double glazed window to side aspect, radiator.

#### **SHOWER ROOM**

Modern suite comprising a walk in double shower with sliding shower screen, wc, wash hand basin, part tiled walls, chrome ladder style radiator, extractor fan.

#### **TENURE**

We have been advised of the following by the vendor:

Lease: Approx. 129 years remaining.

Service Charge: Approx. £3500 per annum

Ground Rent: Approx. £250 per annum.

Council Tax Band: B



# SECOND 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>		74	82
	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		