



ESTATE AGENTS

**3 Sidney House, 354B, Old London Road, Hastings, TN35**

**5LR**

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**Price £185,000**

PCM Estate Agents are delighted to present to the market a unique opportunity to secure this PURPOSE BUILT TOP FLOOR SPACIOUS TWO DOUBLE BEDROOM FLAT with SHARE OF FREEHOLD, GARAGE and the remainder of a 999 YEAR LEASE. Conveniently positioned close to local amenities, Ore railway station and schooling establishments.

Inside, the property offers exceptionally well-proportioned, LIGHT AND AIRY ACCOMODTION comprising an entrance hall with ample storage space, 18ft LARGE LOUNGE-DINING ROOM, MODERN KITCHEN, TWO GOOD SIZED DOUBLE BEDROOMS one of which has a built in wardrobe and a MODERN SHOWER ROOM. The property has modern comforts including gas fired central heating and double glazing. PLEASANT VIEWS can be enjoyed off the back of the property extending over Hastings and St Leonards with views of the South Downs.

Viewing comes highly recommended, please call the owners agents now to book your viewing to avoid disappointment.

#### **COMMUNAL FRONT DOOR**

Leading to:

#### **COMMUNAL ENTRANCE HALL**

Stairs rising to first floor, private double glazed front door opening to:

#### **ENTRANCE HALL**

Coving to ceiling, radiator, dado rail, wall mounted thermostat control for gas fired central heating, wall mounted entry phone system, wall mounted consumer unit for the electrics, storage cupboards.

#### **LOUNGE-DINER**

18'10"widening to 22'5 into recess x 11'2 (5.74mwidening to 6.83m into recess x 3.40m)

Coving to ceiling, dado rail, radiator, television point, three double glazed windows to front aspect.

#### **KITCHEN**

9'5" x 8'6" (2.87m x 2.59m)

Fitted with a matching range of eye and base level cupboards and drawers with worksurfaces over, four ring electric hob with oven below, wall mounted boiler,

inset drainer-sink unit with mixer tap, space for under counter fridge and separate freezer, space and plumbing for washing machine, part tiled walls, coving to ceiling, dual aspect room with double glazed windows to both side and rear elevations, double glazed windows to rear having a pleasant townscape view.

#### **BEDROOM ONE**

13'1" x 9'9" (3.99m x 2.97m)

Built in wardrobes, radiator, coving to ceiling, double glazed tilt and turn window to rear aspect with a lovely townscape view and even views extending over Hastings and St Leonards towards the South Downs.

#### **BEDROOM TWO**

12'9" x 9'9" (3.89m x 2.97m)

Coving to ceiling, radiator, dado rail, double glazed tilt and turn window to rear aspect having lovely townscape views and views extending over Hastings, St Leonards and towards the South Downs.

#### **SHOWER ROOM**

Modern suite comprising a corner shower enclosure with electric shower, dual flush low level wc, pedestal wash hand basin with mixer tap, tiled walls, ladder style heated towel rail, double glazed window to side aspect.

#### **UNDER HOUSE STORE ROOM**

9'8" x 5'4" (2.95m x 1.63m)

Locked with power and light.

#### **INTEGRAL GARAGE**

18'4" x 9'8" (5.59m x 2.95m)

Up-and-over door, power and light.

#### **TENURE**

We have been advised of the following by the vendor:

Share of Freehold - transferrable with the sale of the property.

Lease: Approx. 950 years remaining

Maintenance: Approx. £500 per annum, reviewed yearly

Ground Rent: £0

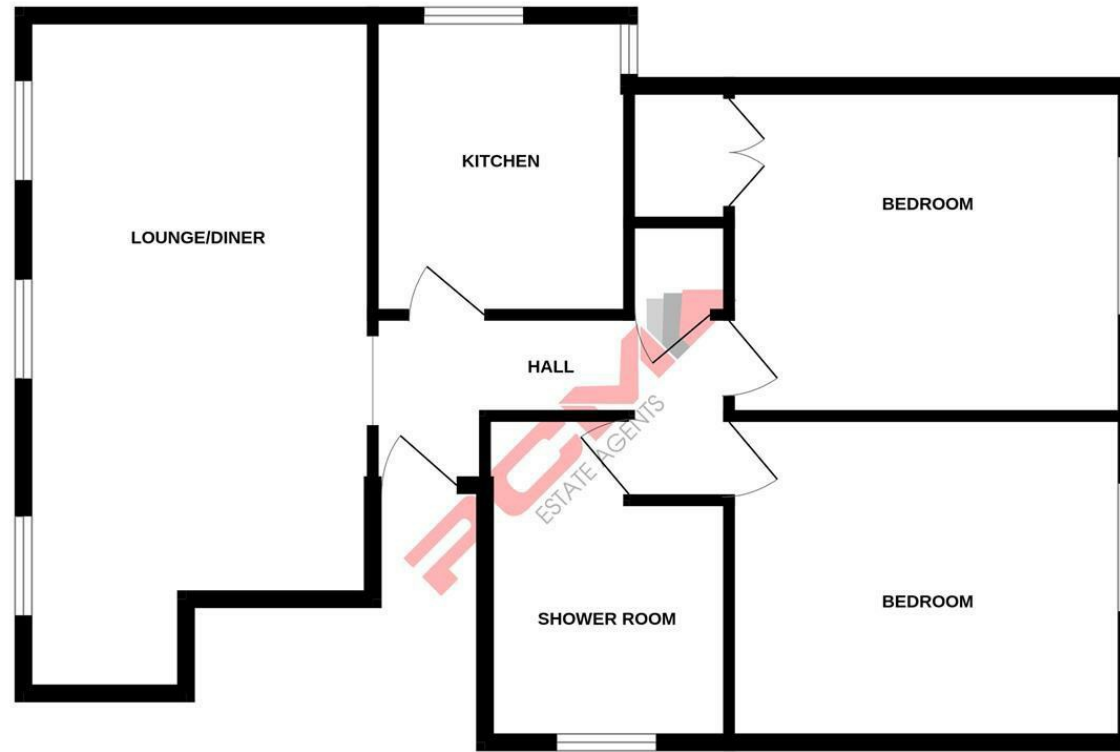
Sub Letting: Not Allowed

Air BnB: Not Allowed

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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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		