



ESTATE AGENTS

Flat 3, 30, Wellington Square, Hastings, TN34 1PN

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Offers In Excess Of £150,000

***** CASH BUYERS ONLY *****

An opportunity has arisen to acquire this ONE BEDROOM APARTMENT with BALCONY and a SHARE OF FREEHOLD. Occupying the FIRST FLOOR of this PERIOD BUILDING in this highly desirable road in Hastings town centre.

The property is considered an EXCELLENT RENOVATION PROJECT for those looking for a period APARTMENT TO IMPROVE. Offered to the market CHAIN FREE and with spacious accommodation comprising an entrance hallway, LOUNGE with LARGE SASH WINDOW to front leading out to the BALCONY, separate kitchen also with access to the balcony, ONE DOUBLE BEDROOM and an EN SUITE BATHROOM.

Conveniently located on this sought-after road, within easy reach of the seafront and Hastings town centre with its mainline railway station. Please call now to arrange your immediate viewing to avoid disappointment.

COMMUNAL ENTRANCE

Stairs rising to the first floor, door to:

ENTRANCE HALLWAY

Further door leading to:

LOUNGE

18'11 x 13'2 (5.77m x 4.01m)

Large sash window to front aspect providing access to a balcony and letting in ample light, high ceilings, feature fire surround, radiators, wall mounted telephone entry point and double sliding doors to bedroom.

KITCHEN

14'1 x 5'11 (4.29m x 1.80m)

No fitted units, window and door to front aspect leading out to the balcony, radiator.

BEDROOM

14'11 x 11'8 (4.55m x 3.56m)

Two storage cupboards, one housing the gas fired boiler, sash windows to rear aspect, radiator, door to:

EN SUITE

Sash window to rear aspect, pedestal wash hand basin, low level wc, bidet.

TENURE

We have been advised of the following by the vendor:

Share of freehold - transferrable with the sale.

Lease: 125 years from 1990, approx. 91 years remaining.

Maintenance: As & When required

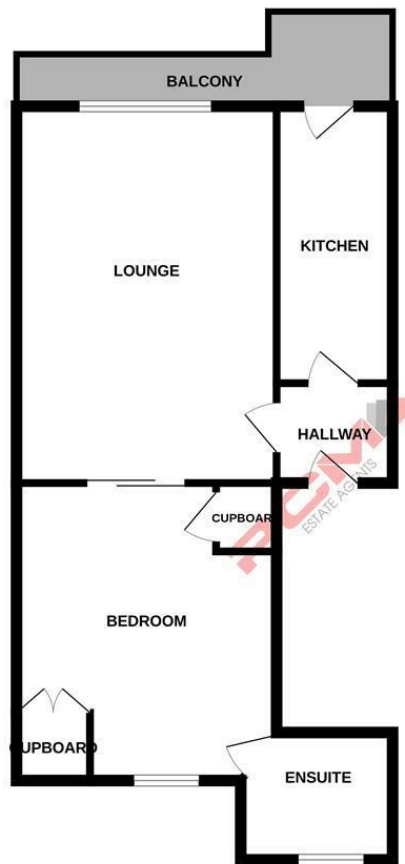
Pets: Yes

Air BnB: No

Sub Letting: No



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