



**PCMA**  
ESTATE AGENTS

**7, Strongs Passage, Hastings, TN34 3BY**

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**Price £225,000**



PCM Estate Agents are delighted to market a UNIQUE and EXCITING opportunity to secure a GROUND FLOOR WELL-PRESENTED MODERN GARDEN APARTMENT. Located in the heart of Hastings historic Old Town, just a short stroll away from the independent shops and eateries that the Old Town has to offer, in addition to the seafront and promenade.

Inside, you are greeted by a spacious entrance hall with ample storage space, a LIGHT AND SPACIOUS LOUNGE-DINER, MODERN KITCHEN, ONE DOUBLE BEDROOM and a SHOWER ROOM. The property benefits from having a HEALTHY LEASE, PRIVATE ENTRANCE and its own PRIVATE GARDEN which is laid with a patio and section of lawn.

The property must be viewed to fully appreciate the overall space and position on offer. Viewing comes highly recommended, please call the owners agents now to arrange your appointment.

### **DOUBLE GLAZED PRIVATE FRONT DOOR**

Leading to:

### **ENTRANCE HALL**

Double radiator, coving to ceiling, two large storage cupboards one with shelving and the other with hanging rail, utility cupboard having space and plumbing for appliances, door to:

### **LOUNGE-DINER**

13'1 x 12'3 (3.99m x 3.73m)

Double radiator, television point, coving to ceiling, double glazed window to front aspect.

### **KITCHEN**

7'3 x 6'6 (2.21m x 1.98m)

Part tiled walls, coving to ceiling, wall mounted boiler, wood laminate flooring, modern and built with a matching range of eye and base level cupboards and drawers with worksurfaces over, four ring electric hob with cooker hood over, space for tall fridge freezer, inset drainer-sink unit with mixer tap, double glazed window to front aspect.

### **BEDROOM**

13'1 x 10'7 (3.99m x 3.23m)

Double radiator, coving to ceiling, double glazed window to front aspect.

### **SHOWER ROOM**

Modern suite comprising a large walk in shower enclosure, concealed cistern dual flush low level wc, vanity enclosed wash hand basin with chrome mixer tap,. double radiator, part tiled walls, wood effect vinyl flooring, coving to ceiling, extractor fan for ventilation.

### **PRIVATE GARDEN**

Paved and offering ample outside space to sit out and entertain, small section of lawn, wrought iron boundary, enjoying the afternoon and evening sun.

### **OUTSIDE - FRONT**

There is also an outside water tap to the front elevation.

### **TENURE**

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We have been advised of the following by the vendor:

Lease: Remainder of a 953 year lease.

Maintenance: As & When Required.

Ground Rent: Approximately £25 per annum.

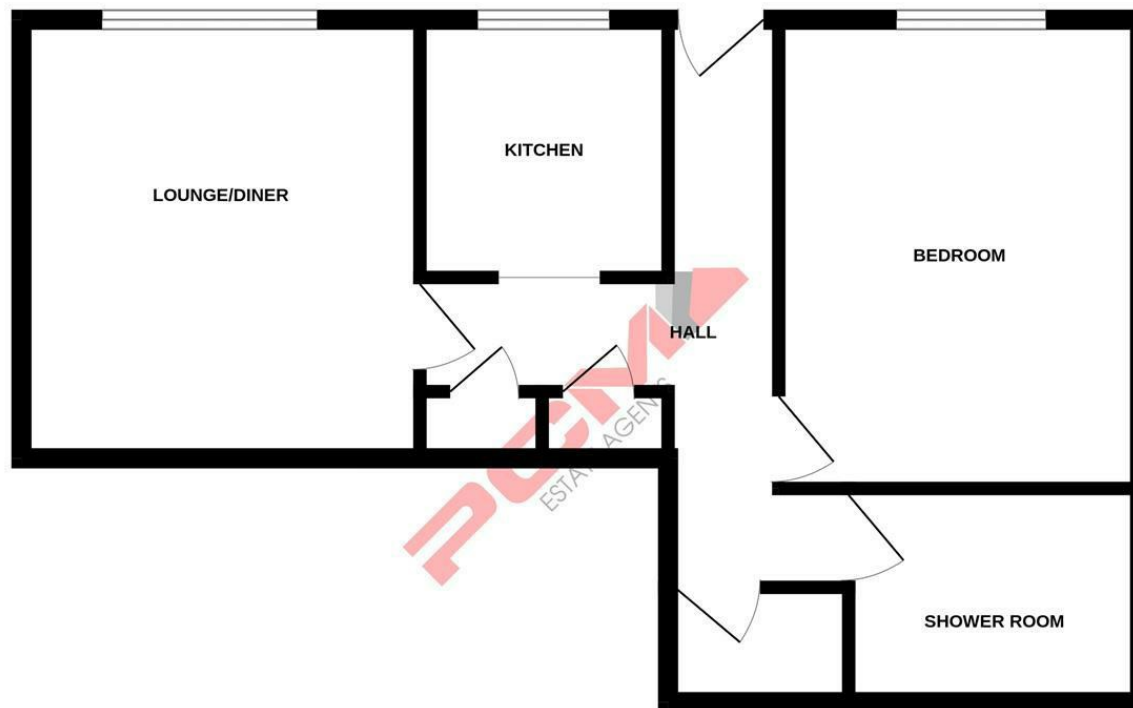
Council Tax Band: A







# 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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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	