



ESTATE AGENTS

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Price £199,950

PCM Estate Agents are delighted to offer for sale this WELL PRESENTED TWO BEDROOM TWO RECEPTION ROOM GROUND FLOOR GARDEN APARTMENT with SHARE OF FREEHOLD located in the highly sought after lower Clive Vale region of Hastings, within easy reach of Hastings historic Old Town and sea front.

The property is offered to the market CHAIN FREE and offers spacious accommodation throughout comprising 19FT LOUNGE, SUN ROOM/CONSERVATORY, kitchen, TWO DOUBLE BEDROOMS and a shower room.

The property also benefits from its own PRIVATE AND SECLUDED GARDEN, A SHARE OF FREEHOLD, lengthy lease and a share of the communal garage.

Please call now to arrange your appointment to view.

COMMUNAL FRONT DOOR

Opening to communal hallway:

PRIVATE FRONT DOOR

Opening to:

ENTRANCE LOBBY

Door opening to:

LOUNGE

19'1 max x 13'8 narrowing to 8'11 (5.82m max x 4.17m narrowing to 2.72m)
Spacious room, two storage cupboards, further eye and base level units with work surfaces over, tiled flooring, two radiators, double glazed window and double doors opening to:

SUN ROOM

11'6 x 8' (3.51m x 2.44m)

Radiator, double glazed window to side aspect, double glazed sliding doors to opening to bedroom, electric opening roof window, exposed brick flooring.

BEDROOM

11'7 narrowing to 9'1 x 11'1 max (3.53m narrowing to 2.77m x 3.38m max)

Range of fitted drawers, storage cupboards, tiled flooring. Door to:

INNER HALL

Wall mounted thermostat control for central heating, radiator, return doorway to lounge. Dooway to:

KITCHEN

12'8 x 7'9 (3.86m x 2.36m)

Fitted with a range of eye and base level units with work surfaces over, electric hob with extractor above, integrated oven, integrated microwave, integrated fridge, integral dishwasher and washing machine, inset sink with mixer tap, under cabinet LED lighting, door opening to rear aspect giving access to the garden, tiled flooring.

BEDROOM

14'8 max x 10'4 max (4.47m max x 3.15m max)

Range of fitted wardrobes, radiator, double glazed sliding patio door opening out to garden, tiled flooring.

SHOWER ROOM

7'1 x 4'8 (2.16m x 1.42m)

Walk in double shower with rainfall style shower attachment, glass shower screen, wc, bidet, wash hand basin, tiled walls, tiled flooring, extractor fan.

REAR GARDEN

A particular feature of this property is its private and secluded rear garden being mainly laid with patio, ideal for seating and entertaining, mature shrubs and trees, wooden storage shed, pergola, outside water tap.

COMMUNAL GARAGE

The property also benefits from a 1/8th share of a communal garage, which is in need of repair.

TENURE

We have been advised by the vendor of the following:

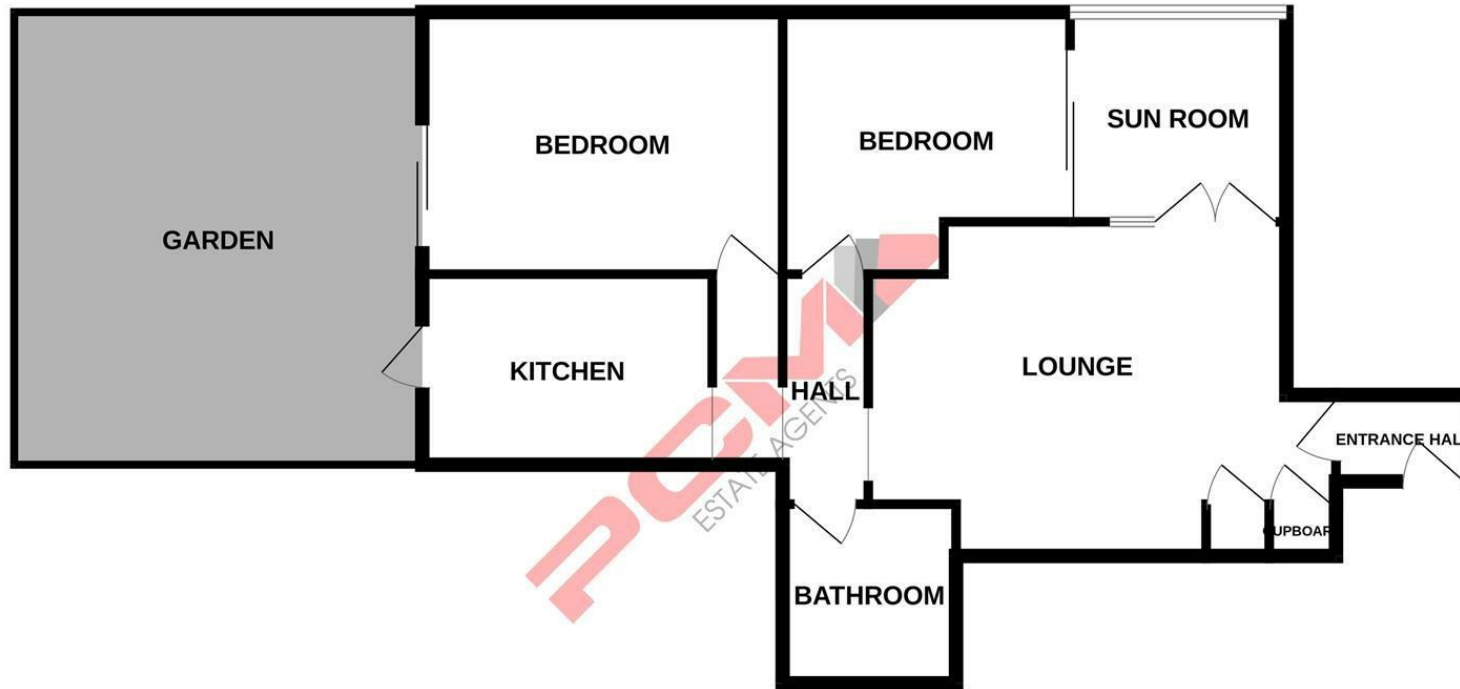
There is a Share Of Freehold transferable with the sale.

106 years remaining on the lease.

Pets not allowed



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) A			78
(81-91) B			
(69-80) C			
(55-68) D		64	
(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			78
(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	

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.