



PCMA
ESTATE AGENTS

Flat 2 Blacklands Court, 40 St. Helens Park Road, Hastings, TN34 2DN

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Offers In Excess Of £190,000

PCM Estate Agents welcome to the market this well-presented TWO DOUBLE BEDROOMED GROUND FLOOR APARTMENT with GARAGE and a LENGTHY LEASE. Located in the highly sought-after Blacklands region of Hastings, within easy reach of Alexandra Park, Hastings town centre and a range of local schooling facilities.

The property offers spacious accommodation throughout comprising an entrance hallway, 15ft lounge, separate KITCHEN-BREAKFAST ROOM, TWO DOUBLE BEDROOMS and a bathroom. Externally the property also benefits from a GARAGE located close by in a separate block.

The property occupies the GROUND FLOOR of this popular PURPOSE BUILT BLOCK conveniently located within the sought after Blacklands region of Hastings and is considered an IDEAL HOME, please call now to arrange your immediate viewing to avoid disappointment.

COMMUNAL ENTRANCE

Private front door to:

ENTRANCE HALLWAY

Storage cupboard, radiator, wall mounted thermostat control.

LOUNGE

15'11 x 11'9 (4.85m x 3.58m)

Double glazed window to front aspect, radiator.

KITCHEN-BREAKFAST ROOM

10'8 x 8'8 (3.25m x 2.64m)

Comprising a range of eye and base level units with worksurfaces over, four ring electric hob with oven below, space for fridge freezer, space and plumbing for washing machine, inset sink with mixer tap, ample space for breakfast table and chairs, radiator, double glazed window to front aspect.

BEDROOM

13'8 x 10'1 (4.17m x 3.07m)

Built in wardrobe with sliding mirrored doors, double glazed window to rear aspect, radiator.

BEDROOM

10'8 x 8'9 (3.25m x 2.67m)

Double glazed window to rear aspect, radiator.

BATHROOM

7'3 x 5'6 (2.21m x 1.68m)

Panelled bath with mixer tap and shower attachment, shower screen, wash hand basin, dual flush wc, part tiled walls, storage cupboard, radiator, double glazed obscured window to side aspect.

GARAGE

Located in block close by with up and over door.

TENURE

We have been advised of the following:

Lease: Approximately 971 years remaining.

Ground Rent: Approximately £100 per annum.

Service Charge: Approximately £1200 per annum.

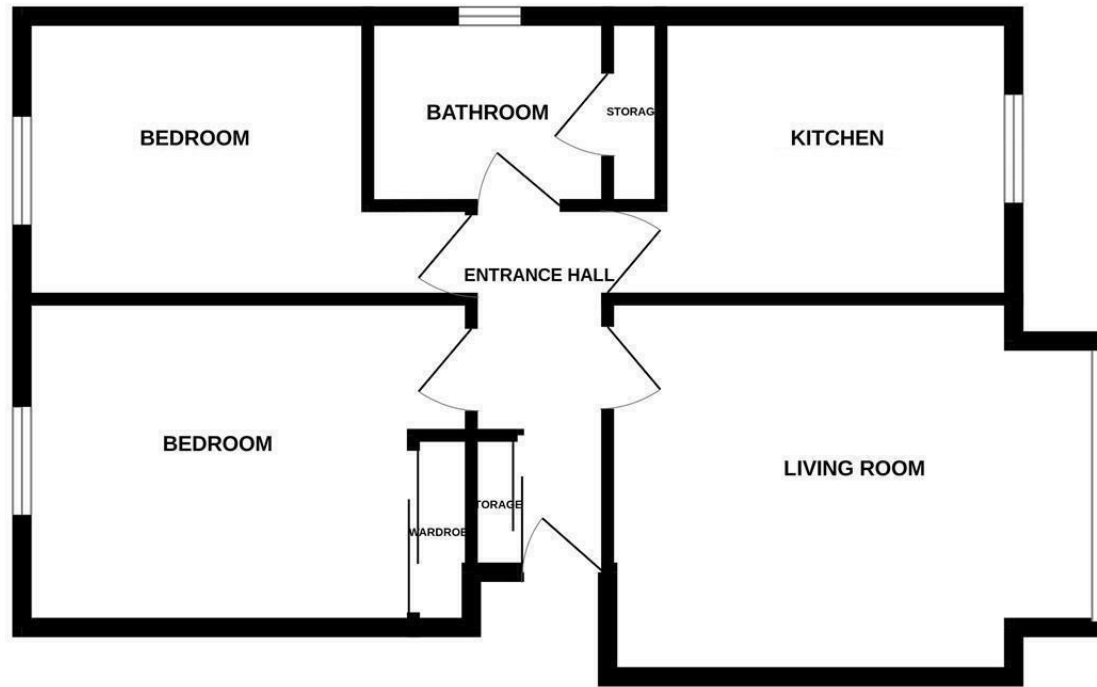
Can the property be Let: Yes

Air BnB: Unknown

Pets: Yes



GROUND FLOOR



TOTAL FLOOR AREA : 598 sq.ft. (55.5 sq.m.) approx.

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			
(81-91) B			
(69-80) C		72	75
(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	

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.