



ESTATE AGENTS

Ground Floor Flat 215, Harold Road, Hastings, TN35 5NQ

Web: www.pcmestateagents.co.uk
Tel: 01424 839111

Offers In Excess Of £125,000

PCM Estate Agents are delighted to market an opportunity to secure this RECENTLY REFUBISHED ONE BEDROOMED GROUND FLOOR APARTMENT with PRIVATE ENTRANCE and COURTYARD GARDEN, located in this highly sought-after Clive Vale region of Hastings.

Offered to the market CHAIN FREE and offering well-presented accommodation throughout comprising an entrance vestibule, lounge, MODERN FITTED KITCHEN, ONE BEDROOM and a bathroom. The property also benefits from a PRIVATE COURTYARD GARDEN to the rear and is offered to the market CHAIN FREE.

The property is considered to be within reach of bus routes giving access to Hastings town centre with its comprehensive range of shopping, sporting, recreational facilities, mainline railway station, seafront and promenade. Please call the owners agents now to book your immediate viewing to avoid disappointment.

PRIVATE BARN STYLE DOOR

Leading to;

ENTRANCE VESTIBULE

Door to;

LOUNGE

16'10 max x 15'2 max (5.13m max x 4.62m max)

Two double glazed windows to front aspect, radiator, stairs to landing, door to;

KITCHEN

11'11 max x 5'1 max (3.63m max x 1.55m max)

Modern and comprising a range of eye and base level units with worksurfaces over, four ring electric hob with extractor above, new oven to be installed, stainless steel inset sink with mixer tap, space for fridge freezer, plumbing and space for slimline dishwasher, door to;

LOBBY

Worksurface, space and plumbing for washing machine, door to courtyard.

BEDROOM

10'6 max x 8' max (3.20m max x 2.44m max)

Double glazed window to rear aspect, radiator.

BATHROOM

8'10 max x 7'5 max (2.69m max x 2.26m max)

Modern fitted suite comprising a panelled bath with mixer tap, wc, wash hand basin, tiled walls, tiled flooring, double glazed obscured window to rear aspect, chrome ladder style radiator.

REAR COURTYARD

Private and secluded courtyard garden.

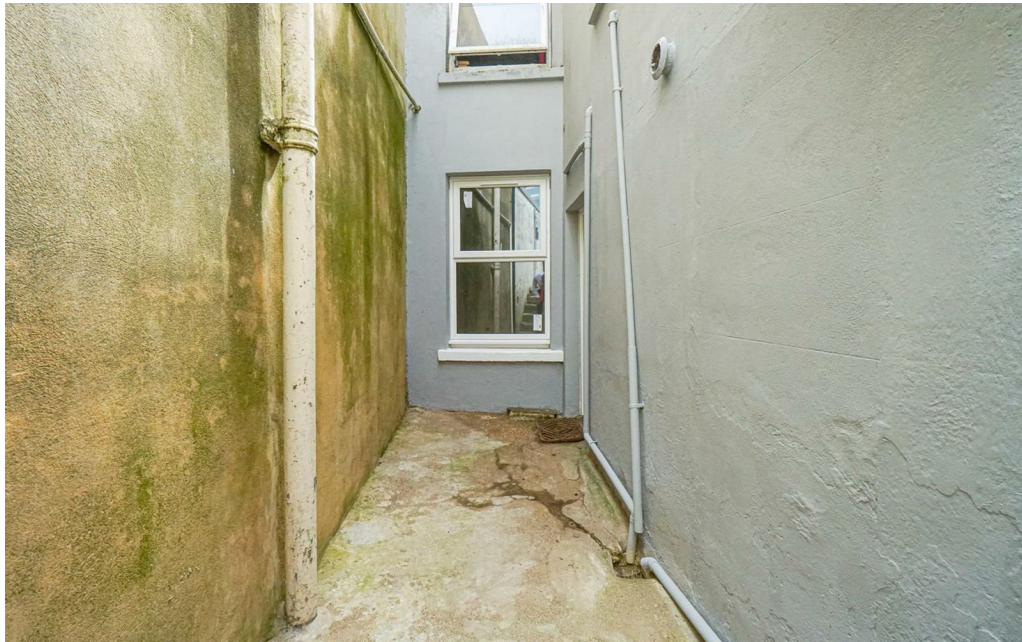
TENURE

We have been advised of the following by the vendor;

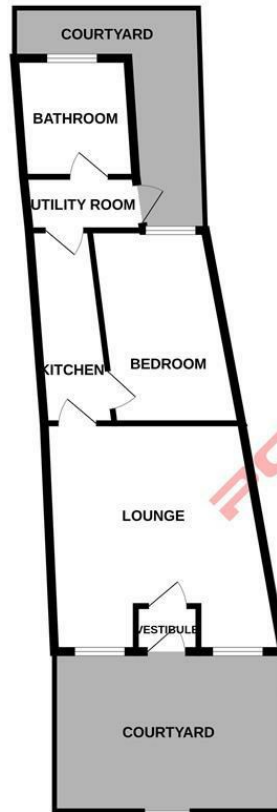
Lease: 125 year lease from 30th October 2015

Ground Rent: £0

Maintenance: As and when



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			83
(81-91) B			
(69-80) C			
(55-68) D		58	
(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.