



**PCMA**  
ESTATE AGENTS

**Garden Flat 49, Baldslow Road, Hastings, TN34 2EY**

Web: [www.pcmestateagents.co.uk](http://www.pcmestateagents.co.uk)  
Tel: 01424 839111

**Offers In Excess Of £350,000**



A BEAUTIFULLY PRESENTED THREE BEDROOMED APARTMENT with EXCEPTIONAL PRIVATE GARDEN which occupies the GROUND FLOOR of this ATTRACTIVE PERIOD RESIDENCE in a highly sought-after road, within easy reach of Alexandra Park, Hastings town centre and the seafront.

The property offers well-presented and spacious accommodation throughout accessed via its own PRIVATE ENTRANCE to an entrance hallway, LOUNGE with access to the GARDEN, separate MODERN FITTED KITCHEN, THREE BEDROOMS and a SHOWER ROOM. A particular feature of this property is its BEAUTIFULLY PRESENTED PRIVATE REAR GARDEN, which enjoys a SUNNY ASPECT and features a LARGE PATIO AREA in addition to further seating areas ideal for entertaining, plus a range of mature shrubs, plants and trees.

The property is offered to the market with a LENGTHY LEASE of 150 YEARS APPROXIMATELY REMAINING.

Located within a highly sought-after and RARELY AVAILABLE road, within easy reach of Alexandra Park and Hastings town centre with its mainline railway station. Please call PCM Estate Agents now to book your viewing to avoid disappointment.

#### **PRIVATE FRONT DOOR**

Leading to:

#### **ENTRANCE HALLWAY**

Featuring a large storage room, larder cupboard, radiator, wall mounted thermostat control.

#### **LOUNGE**

18'9 max x 14'10 max (5.72m max x 4.52m max )

Spacious light and airy room, double glazed bay window to and door to rear aspect enjoying a pleasant outlook leading out to the garden, feature fire surround, storage cupboards and shelving built into recess, picture rail, radiator.

#### **KITCHEN**

8' x 6'3 (2.44m x 1.91m)

Modern fitted kitchen comprising a range of base level units with worksurfaces over, four ring gas hob with extractor above and oven below, integrated washing machine, inset sink with mixer tap, recess with space for fridge freezer, wall mounted gas fired boiler, double glazed windows to rear and side aspects.

#### **BEDROOM**

18'2 max x 14'9 max (5.54m max x 4.50m max )

Storage cupboards, double glazed bay window to front aspect, picture rail, radiator.

#### **BEDROOM**

9'6 x 7'11 (2.90m x 2.41m)

Double glazed window to front aspect, radiator, picture rail.

#### **BEDROOM**

8'8 x 7' (2.64m x 2.13m)

Double glazed window to rear aspect, radiator.

#### **INNER HALLWAY**

Offering additional storage space for coats and shoes, wall mounted telephone entry point, double glazed obscured window to side aspect, leading to:

#### **SHOWER ROOM**

7'5 x 5'6 (2.26m x 1.68m)

Walk in shower with shower screen, wc, wash hand basin, part tiled walls, tiled flooring, extractor fan, ladder style radiator, double glazed obscured window to side aspect.

#### **REAR GARDEN**

Large, private and secluded garden enjoying a sunny aspect and being beautifully presented throughout, accessed from the main living space to a large patio area ideal for seating and entertaining. The rest of the garden is over two tiers and is mainly laid to lawn, with a range of mature shrubs, plants and trees, further seating areas throughout the garden in addition to a pond, lower section of garden featuring a greenhouse, two storage sheds and a vegetable patch.

#### **TENURE**

We have been advised of the following by the vendor:

Lease: Approximately 125 years remaining

Service Charge: Approximately £800 per annum

Ground Rent: Approximately £100 per annum

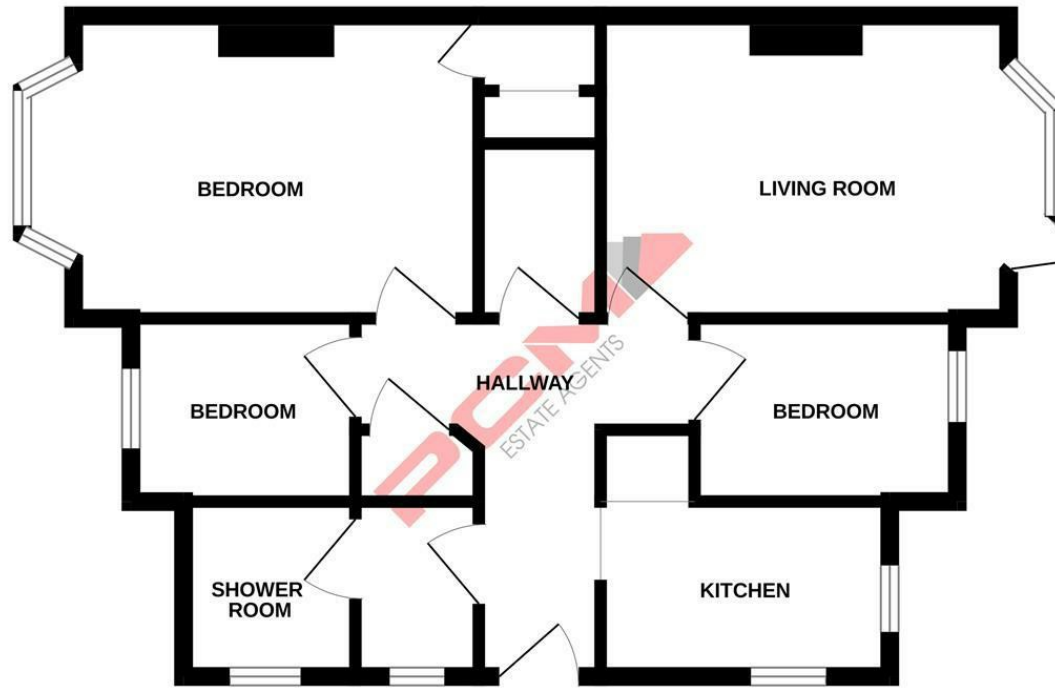
Council Tax Band: B







# 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		68	78
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	