



ESTATE AGENTS

**Flat 5 Wellington House, Castle Hill
Passage, Hastings, TN34 1PG**

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

Offers In Excess Of £140,000

A beautifully presented ONE BEDROOMED APARTMENT situated on the FIRST FLOOR of this OLDER STYLE BUILDING set within a sought-after road on the outskirts of Hastings town centre, offered to the market with a LENGTHY LEASE and NO CHAIN.

The property has been RECENTLY RENOVATED and offers spacious accommodation throughout comprising an entrance hallway, 15ft LIVING ROOM offering a LIGHT AND AIRY FEEL with a separate MODERN FITTED KITCHEN, ONE DOUBLE BEDROOM and a MODERN SHOWER ROOM.

The property is conveniently located within walking distance to many shops, bars and amenities that Hastings town centre has to offer, in addition to the seafront and mainline railway station, whilst also being within easy reach of the West Hill making it an extremely convenient place to live or for a weekend retreat.

The property is BEAUTIFULLY PRESENTED and viewing comes highly recommended for those seeking a SPACIOUS APARTMENT BY THE SEA. Please call PCM Estate Agents now to arrange your immediate viewing to avoid disappointment.

COMMUNAL ENTRANCE

With stairs rising to the first floor, private front door to:

ENTRANCE HALLWAY

Split level with stairs leading to the main living space, storage cupboard.

LOUNGE

15'7 max x 12'3 max (4.75m max x 3.73m max)

Light and airy room with bay window to front aspect, separate window to front aspect, electric radiator, telephone point.

KITCHEN

7'11 x 5'2 (2.41m x 1.57m)

Beautifully presented and recently installed comprising a range of eye and base level units with worksurfaces over, four ring electric hob with extractor above and oven below, two under cabinet spaces for appliances, stainless steel inset sink with mixer tap, double glazed window to side aspect.

BEDROOM

12'10 max x 11'2 max (3.91m max x 3.40m max)

Bay window to front aspect, electric radiator.

SHOWER ROOM

8'1 x 4'4 (2.46m x 1.32m)

Walk in shower with shower screen, dual flush wc, wash hand basin with tiled splashbacks and storage below, wall mounted LED mirror, obscured window to front aspect.

TENURE

We have been advised of the following by the vendor:

Lease: Approximately 181 years remaining.

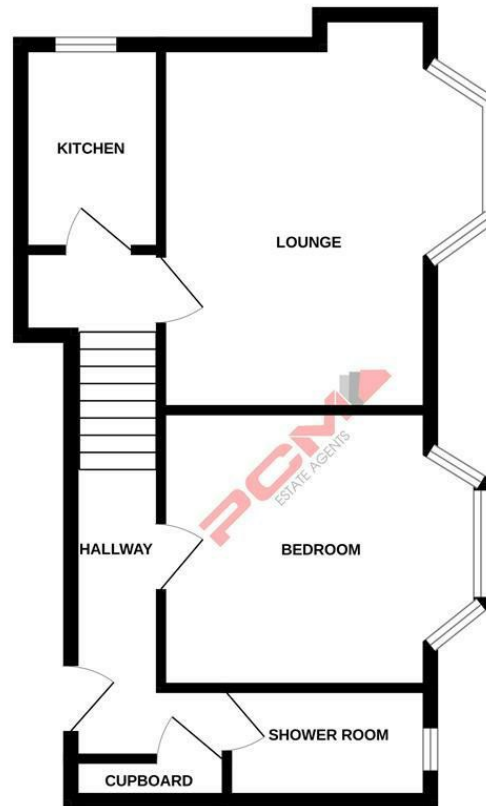
Service Charge: Approximately £1355 per annum.

Ground Rent: Peppercorn

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(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
(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.