



ESTATE AGENTS

**8 The Boltons, Osborne Close, Hastings, TN34 2HU**

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Tel: 01424 839111

**Price £165,000**

PCM Estate Agents welcome to the market this TWO DOUBLE BEDROOMED APARTMENT with GARAGE, located on the FIRST FLOOR of this PURPOSE BUILT BUILDING situated in the sought-after Blacklands region of Hastings. Offered to the market CHAIN FREE.

Benefitting from spacious accommodation throughout comprising an entrance hall, 18ft lounge, SEPARATE KITCHEN, inner hallway leading to TWO DOUBLE BEDROOMS and a bathroom. The property further benefits from a GARAGE located in a block close by in addition to COMMUNAL GARDENS. There is approximately 84 years remaining on the lease.

Located within easy reach of Alexandra Park, Hastings town centre and local schooling. Please call the owners agents now to book your viewing to avoid disappointment.

#### **COMMUNAL ENTRANCE HALL**

Stairs rising to first floor. Private front door opening to:

#### **ENTRANCE HALLWAY**

Two storage cupboards, wall mounted telephone entry point, double doors to:

#### **LOUNGE**

18'2 max x 10'10 (5.54m max x 3.30m)

Double glazed window to front aspect, wall mounted thermostat control, electric radiator, doorway to:

#### **KITCHEN**

8'8 x 7'6 (2.64m x 2.29m)

Comprising a range of eye and base level units with work surfaces, space for cooker, space for fridge-freezer, space and plumbing for washing machine, stainless steel inset sink with mixer tap, part tiled walls.

#### **INNER HALLWAY**

Storage cupboard.

#### **BEDROOM ONE**

11'1 x 10'10 (3.38m x 3.30m)

Double glazed window to rear aspect, electric radiator, built in wardrobe with sliding mirror doors,

#### **BEDROOM TWO**

11'2 x 8'8 (3.40m x 2.64m)

Double glazed window to side and rear aspects, electric radiator, built in storage cupboard.

#### **BATHROOM**

7'5 x 4'7 (2.26m x 1.40m)

Panelled bath with mixer tap, shower attachment and shower screen, wc, airing cupboard, wash hand basin, part tiled walls, shaver point, extractor fan.

#### **TENURE**

We have been advised by the vendor of the following:

Lease - Approximately 84 years remaining.

Service Charge - Approx. £1500 per annum.

Ground Rent - £250 per annum.

Letting: Allowed

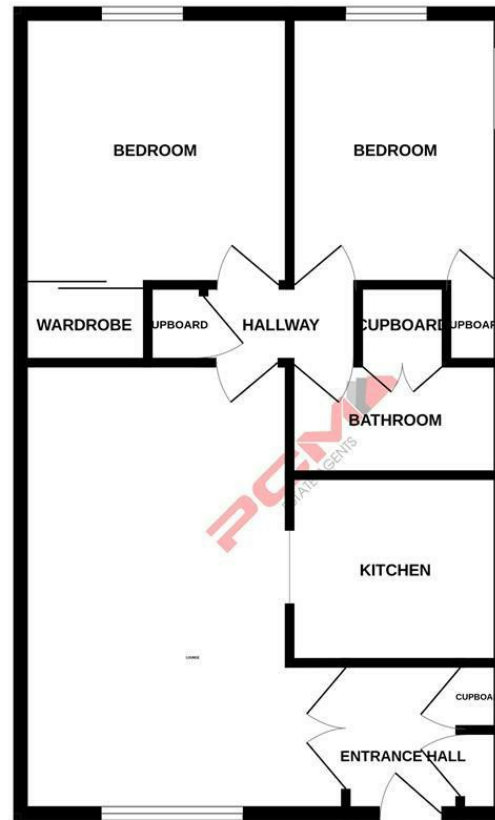
Pets: Not Allowed

#### **GARAGE**

Located in a block close by with up and over door.



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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		75	80
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	