



ESTATE AGENTS

**Flat 4, 42, Wellington Square, Hastings, TN34 1PN**

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**Offers In Excess Of £160,000**

PCM Estate Agents are delighted to present to the market CHAIN FREE an opportunity to secure this CONVERTED THIRD FLOOR ONE BEDROOMED FLAT offering well-proportioned LIGHT AND AIRY accommodation.

Accommodation comprises a LARGE 18ft RECEPTION ROOM with fitted kitchen and LARGE WINDOWS offering lovely views over Wellington Square to the Castle and including views to the sea, there is a GOOD SIZED DOUBLE BEDROOM and a bathroom. The property has electric heating and a HEALTHY LENGTH LEASE.

Conveniently position in the heart of Hastings town centre, within easy reach of Priory Meadow shopping centre and a vast range of amenities including the mainline railway station with convenient links to London and the seafront on your doorstep, also just a short stroll to Hastings Old Town.

Viewing comes highly recommended, please call the owners agents now to book your viewing to avoid disappointment.

#### **COMMUNAL FRONT DOOR**

Leading to communal entrance hall, stairs rising to the third floor, door to:

#### **ENTRANCE HALL**

Radiator, wall mounted entry phone system, into:

#### **OPEN PLAN LOUNGE-DINING-KITCHEN**

18'4 x 18'4 (5.59m x 5.59m)

Light and airy room, two radiators, telephone and broadband points, wood laminate flooring, two large wooden panelled sash windows to front aspect with views over Wellington Square and to the sea. The kitchen comprises a matching range of eye and base level cupboards and drawers with worksurfaces over, electric hob, oven below and pull out cooker hood over, inset drainer-sink unit with mixer tap, space and plumbing for washing machine and tiled splashbacks.

#### **BEDROOM**

11'4 narrowing to 9'2 x 8'2 (3.45m narrowing to 2.79m x 2.49m)

Wood laminate flooring, radiator, large cupboard, further cupboard housing the Megaflo cylinder, windows to rear aspect having townscape views.

#### **BATHROOM**

Panelled bath with mixer tap and shower attachment, pedestal wash hand basin, dual flush low level wc, part tiled walls, wood laminate flooring, radiator, wood panelled sash window to rear aspect.

#### **TENURE**

We have been advised of the following by the vendor:

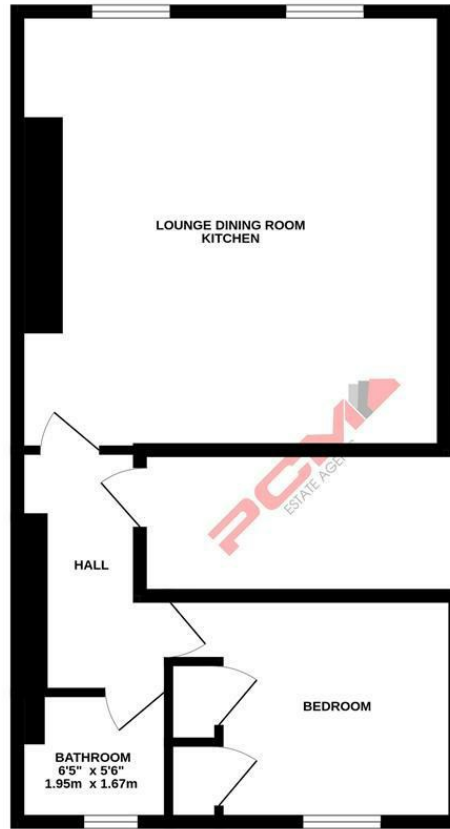
Lease: Approximately 105 Years Remaining.

Service Charge: Approximately £1600 per annum

Ground Rent: Approximately £100 per annum, review period in 5 years increasing to £200 per annum.



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplans 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		71	79
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
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) 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			
<b>England &amp; Wales</b>	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.