

ESTATE AGENTS

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Price £160,000

PCM Estate Agents welcome to market this **STYLISH ONE BEDROOMED APARTMENT** occupying **BEAUTIFULLY PRESENTED** and spacious accommodation throughout and occupying the **FIRST FLOOR** of this **ATTRACTIVE PERIOD RESIDENCE**. Offered to the market **CHAIN FREE** with a **LEGNTHY LEASE** of 157 years.

Inside, the accommodation is superbly presented and comprises an entrance hallway, 16ft **OPEN PLAN LIVING ROOM** with **MODERN FITTED KITCHEN** featuring a breakfast bar, **ONE DOUBLE BEDROOM** and a bathroom. The property also has the benefit of **HIGH CEILINGS** and **LOVELY VIEWS** over Hastings.

Located in the sought-after West Hill region of Hastings, within easy reach of Hastings historic Old Town and town centre with its mainline railway station.

Viewing comes highly recommended for those seeking a **BEAUTIFLLY PRESENTED APARTMENT** in a sought-after location. Please call the owners agents now to book your viewing and avoid disappointment.

COMMUNAL ENTRANCE

Stairs rising to the first floor, door to:

ENTRANCE HALLWAY

Door to:

LIVING ROOM-KITCHEN

16'3 max x 15'1 max (4.95m max x 4.60m max)

Beautifully presented light and airy room with high ceilings, fireplace, shelving built into recess, radiator and a double glazed bay window to front aspect. The kitchen area comprising a range of eye and base level units with worksurfaces over, breakfast bar, four ring electric hob with extractor above and oven below, stainless steel inset sink with mixer tap, space for fridge, space and plumbing for washing machine, double glazed window to front aspect.

BEDROOM

12'6 max x 12'11max (3.81m max x 3.94mmax)

Feature fireplace, storage cupboard and shelving built into recess, radiator, double glazed window to rear aspect enjoying pleasant views.

BATHROOM

Bath with mixer tap and rainfall style shower attachment, dual flush wc, wash hand basin, part tiled walls, extractor fan, obscured borrowed light window.

TENURE

We have been informed of the following by the vendor:

Lease: 157 years

Service Charge: As & when 1/4 share

Ground Rent: £240

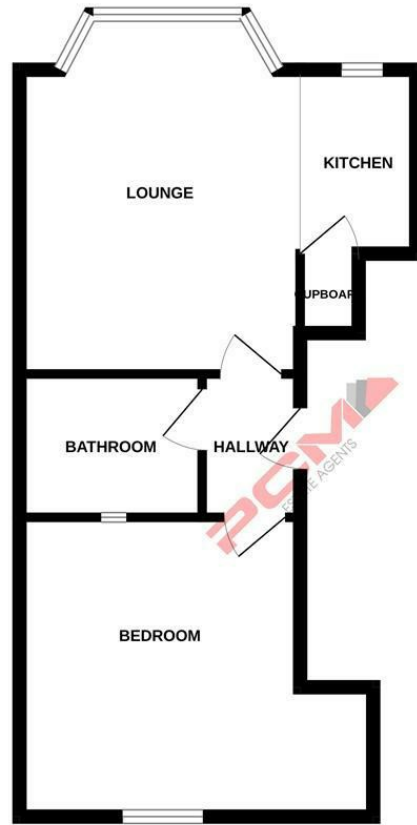
Letting: Allowed

Air BnB: Allowed

Pets: Not Allowed



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		77	80
(55-68) D			
(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.