



ESTATE AGENTS

8 Archers Court, Stonestile Lane, Hastings, TN35 4PG

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

Price £220,000

A beautifully presented ONE BEDROOM, plus LOFT ROOM, APARTMENT with BALCONY, boasting exceptional COUNTRYSIDE VIEWS. Located in a sought-after SEMI-RURAL location on the outskirts of Hastings, within easy reach of a number of countryside and woodland walks.

The property benefits from a LENGTHY LEASE and offers well-presented accommodation throughout comprising an entrance hallway, landing, TRIPLE ASPECT LOUNGE with the aforementioned BALCONY boasting the views, MODERN FITTED KITCHEN, ONE DOUBLE BEDROOM and a LUXURY BATHROOM SUITE plus a LOFT ROOM. Externally, the property also has use of the COMMUNAL WOODLAND to the rear and an ALLOCATED PARKING SPACE.

If you are looking for a BEAUTIFULLY PRESENTED APARTMENT in a quiet and TRANQUIL SETTING, look no further than this stunning example and call PCM Estate Agents now to arrange your immediate viewing to avoid disappointment.

COMMUNAL ENTRANCE

With private front door leading to:

ENTRANCE HALLWAY

Stairs rising to:

LANDING

Window to front aspect, loft hatch with ladder leading to the loft room, door to:

KITCHEN

12'11 x 7' (3.94m x 2.13m)

Modern and comprising a range of eye and base level units with worksurfaces over, four ring gas hob with oven below, integrated fridge freezer, integrated freezer, stainless steel inset sink with mixer tap, radiator, double glazed window to side aspect. Seamlessly flowing into:

LOUNGE

18'10 x 11'2 (5.74m x 3.40m)

Triple aspect room with Velux windows to both side aspects, radiator, double glazed French doors with blinds to rear aspect leading to:

BALCONY

Exceptional far reaching countryside views.

BEDROOM

19'9 max x 11'3 max (6.02m max x 3.43m max)

Velux window to side aspect, radiator, utility area with space and plumbing for washing machine and wall mounted gas fired boiler.

BATHROOM

7'7 x 6'10 (2.31m x 2.08m)

Luxury suite comprising a freestanding bath with mixer tap and shower attachment, dual flush wc, wash hand basin, chrome ladder style radiator, part tiled walls, extractor fan, window to front aspect.

LOFT ROOM

28'8 x 6'7 max (8.74m x 2.01m max)

Restricted head height, two velux windows to side aspect.

ALLOCATED PARKING

To the front of the property is a private allocated parking space.

COMMUNAL GARDENS AND WOODLAND

The property has use of the communal woodlands to the rear, ideal for walking.

TENURE

We have been advised of the following by the vendor:

Lease: Approximately 117 years remaining.

Service Charge: Approximately £1909.60 per annum, including insurance.

Ground Rent: Approximately £150 per annum, rising by £50 in 2025.

The lease prevents pets and use for Air BnB.

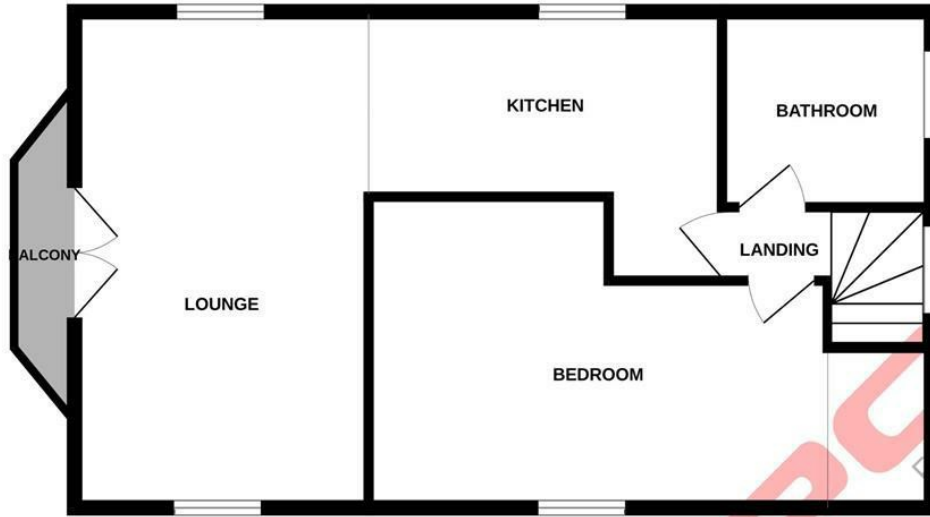
Letting: Allowed

Air BnB: Not Allowed

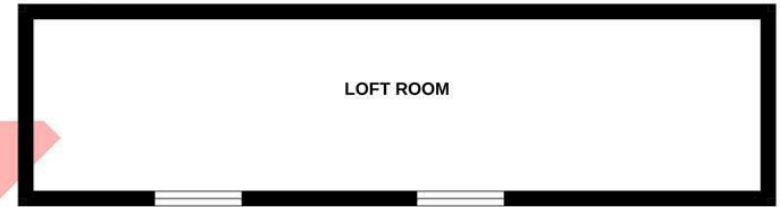
Pets: Not Allowed



GROUND FLOOR



1ST 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			78
(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			
(81-91) 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	