



ESTATE AGENTS

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Offers In Excess Of £180,000

PCM Estate Agents are delighted to present to the market this CHAIN FEEE SUPERBLY LOCATED property close to Alexandra Park and St Helens Woods, with TWO BEDROOMED GROUND FLOOR FLAT with a LENGTHY LEASE, PRIVATE ENTRANCE, COMMUNAL GARDENS and ALLOCATED PARKING.

Inside the property comprises from an entrance hall, 17ft LOUNGE-DINING ROOM partially open plan to a MODERN FITTED KITCHEN, TWO BEDROOMS and a MODERN BATHROOM. Accommodation is well-presented and benefits from double glazing and electric heating. The property also has use of the COMMUNAL GARDENS and an ALLOCATED PARKING BAY.

Located within reach of local shopping facilities, local schools and routes to Hastings Town Centre with its shopping centre, mainline railway station, seafront and promenade.

Please call the owners agents now to arrange your immediate viewing to avoid disappointment.

PRIVATE DOUBLE GLAZED FRONT DOOR

Leading to;

ENTRANCE HALL

Wood laminate flooring, smoke alarm built in cupboard housing the consumer unit for the electrics, door opening to partially open plan lounge-dining room-kitchen.

LOUNGE-DINING ROOM

17'4 x 9'9 (5.28m x 2.97m)

Wood laminate flooring, two electric wall mounted radiators, double glazed windows to front and rear aspects.

KITCHEN

8'4 x 6'7 (2.54m x 2.01m)

Wood laminate flooring, skylight, fitted with a range of matching eye and base level cupboards and drawers with worksurfaces over, four ring electric hob with oven below and cooker hood over, integrated fridge freezer, space and plumbing for washing machine, inset drainer/ sink unit with mixer tap, part tiled walls, wood laminate flooring.

BEDROOM ONE

11'9 x 10'3 (3.58m x 3.12m)

Radiator, electric wall mounted radiator, double glazed window to front aspect.

BEDROOM TWO

10'1 x 9'6 (3.07m x 2.90m)

Wall mounted electric radiator, double glazed window to front aspect.

BATHROOM

P shaped panelled bath with mixer tap and electric shower over bath, pedestal wash hand basin with mixer tap, dual flush low level wc, chrome ladder style heated towel rail, tiled walls, tiled flooring, skylight, down lights, airing cupboard with mirrored door.

OUTSIDE

Access and use of communal gardens, car park with allocated parking.

TENURE

We have been advised of the following by the vendor;

Lease: Approximately 956 years

Maintenance: As & When

Ground Rent: £50 per annum reviewed in March each year.

Building Insurance: £351 per annum.

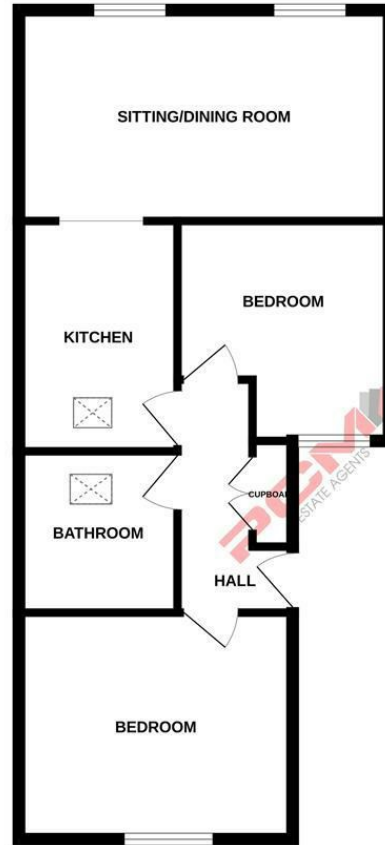
Pets: Yes

Sub Letting - Yes

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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