



ESTATE AGENTS

Flat 2, 36, Milward Crescent, Hastings, TN34 3RU

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Offers In Excess Of £149,950

PCM Estate Agents are delighted to present to the market an opportunity to secure this CHAIN FREE ONE BEDROOMED FIRST FLOOR CONVERTED FLAT offering LIGHT AND SPACIOUS ACCOMODATION within this OLDER STYLE VICTORIAN BUILDING on this sought-after street within Hastings.

The property is being sold with a SHARE OF FREEHOLD and offers well-proportioned accommodation comprising an entrance hall, BAY FRONTED LOUNGE-DINER, kitchen, LARGE DOUBLE BEDROOM and bathroom.

Positioned on the outskirts of the West Hill with some lovely views over the town and to the sea. Located within walking distance to the seafront and promenade, within easy reach of Hastings Old Town and the town centre with Priory Meadow Shopping Centre and mainline railway station with convenient links to London.

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

COMMUNAL FRONT DOOR

Leading to communal entrance hall, stairs rising to the first floor with private front door to:

ENTRANCE HALL

Large storage cupboards, doors opening to:

LOUNGE-DINER

17'2 into bay x 11'5 (5.23m into bay x 3.48m)

Cornicing, picture rail, high skirting boards, telephone point, wall mounted electric heater, door to bedroom, double glazed bay window to front aspect having lovely townscape views over Hastings and to the sea.

KITCHEN

12'1 x 7'7 (3.68m x 2.31m)

Picture rail, built in storage cupboard, wood laminate flooring, fitted with a matching range of base level cupboards and drawers with worksurfaces over, space for electric cooker, space and plumbing for washing machine and tall fridge freezer, inset drainer-sink unit, double glazed windows to front aspect and lovely townscape views and partial views of the sea.

BEDROOM

13'9 max x 12'4 (4.19m max x 3.76m)

Cornicing, picture rail, built in wardrobe, high skirting boards, door to entrance hall, return door to entrance stairway, double glazed window to rear aspect, door to:

BATHROOM

Panelled bath, low level wc, pedestal wash hand basin, wall mounted electric heater, picture rail, wood laminate flooring, two double glazed windows to rear aspect with opaque glass for privacy.

TENURE

We have been advised of the following by the vendor:

33% Share of Freehold - transferrable with the sale.

Lease: New 999 year lease upon completion

Service Charge: As & when

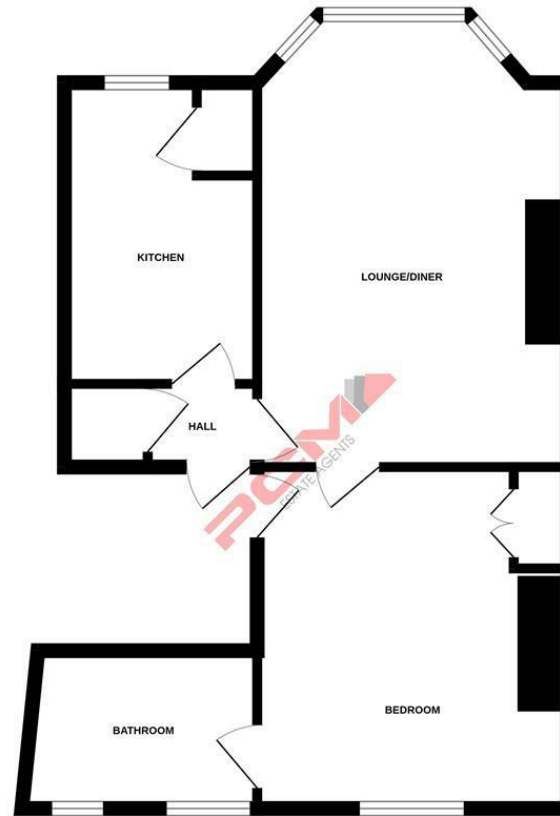
Pets: Allowed

Letting: Allowed

Air BnB: Allowed



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			80
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		39	
(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			80
(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.