



ESTATE AGENTS

5 Wykeham Court, 11-13, Wykeham Road, Hastings, TN34 1UN

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

Offers In Excess Of £240,000

PCM Estate Agents are delighted to present to the market an opportunity to secure this TWO BEDROOMED PURSPOSE BUILT FIRST FLOOR FLAT with an ALLOCATED PARKING BAY in a SECURE CAR PARK set beneath the property.

Accommodation comprises an entrance hall, LOUNGE-DINING ROOM with access to a BALCONY having views over Linton Gardens, kitchen, TWO BEDROOMS and a bathroom. The property also has the benefit of a LENGTHY LEASE and an ALLOCATED PARKING SPACE.

This property is within walking distance to Hastings town centre with its mainline railway station, seafront and promenade, as well as being within easy reach of other local amenities including the tennis courts in Amherst Road, Alexandra Park and the aforementioned Linton Gardens

Call now to arrange your immediate viewing to avoid disappointment.

COMMUNAL FRONT DOOR

Leading to communal entrance hall with stair and lift access to the first floor, private front door to:

ENTRANCE HALL

Ample built in storage space, coving to ceiling, parquet flooring, radiator, telephone point, two large storage cupboards and an additional storage cupboard having space for a tumble dryer and fitted shelves.

LOUNGE-DINING ROOM

14'2 x 17'1 (4.32m x 5.21m)

Continuation of the wood parquet flooring, partially wood panelled walls, radiator, cornicing, television point, ceiling and wall lighting, double glazed sliding patio doors having a pleasant outlook over Linton Gardens and access onto:

BALCONY

Ample space for bistro style table and chairs, enjoying a leafy backdrop onto Linton Gardens.

KITCHEN

8'1 x 7'1 (2.46m x 2.16m)

Tiled walls, tiled flooring, fitted with a matching eye and base level cupboards and drawers with worksurfaces over, four ring gas hob with extractor over and oven below, inset one & ½ bowl drainer-sink unit with mixer tap, space and plumbing for slimline dishwasher and washing machine, space for under counter fridge and separate freezer, wall mounted boiler coving to ceiling, double glazed window to side aspect.

BEDROOM ONE

12'2 x 12' (3.71m x 3.66m)

Coving to ceiling, dado rail, built in wardrobes, carpet flooring, double glazed window to front aspect.

BEDROOM TWO

12' x 7'1 (3.66m x 2.16m)

Built in wardrobes, coving to ceiling, wood parquet flooring, radiator, double glazed window to front aspect.

BATHROOM

Panelled jacuzzi bath with shower over bath and glass shower screen, pedestal wash hand basin, low level wc, tiled walls, tiled flooring, extractor fan for ventilation, ladder style heated towel rail.

PARKING BAY

Secure parking set beneath the building.

TENURE

We have been advised of the following by the vendor:

Share Of Freehold

Lease: Approximately 950 years remaining

Service Charge: £1771.46 per annum approximately

Ground Rent: Peppercorn

Letting: Allowed

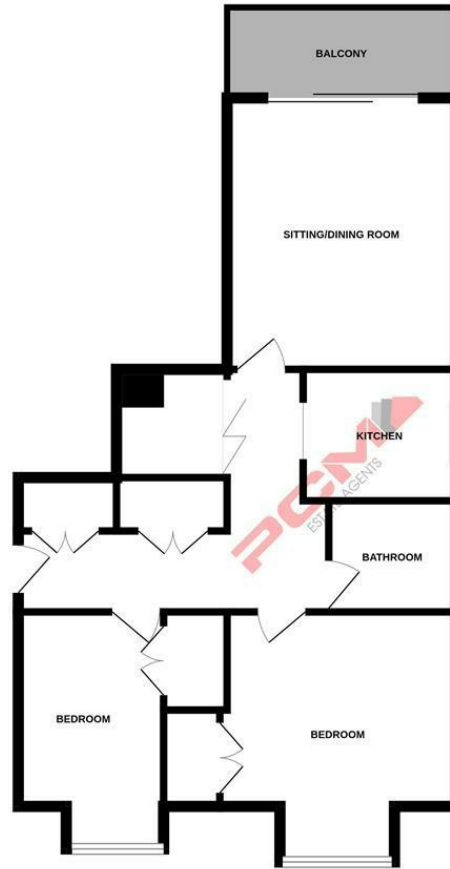
Air BnB: Not Allowed

Pets: Allowed

Council Tax Band: B



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			
(81-91) B			
(69-80) C		73	78
(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.