



ESTATE AGENTS

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Offers In Excess Of £200,000

An opportunity has arisen to acquire this THREE BEDROOMED APARTMENT with FANTASTIC SEA VIEWS and a LONG LEASE, located on the SIXTH FLOOR of this sought-after PURPOSE BUILT BUILDING on Hastings seafront. The property is offered to the market CHAIN FREE and with a LENGTHY LEASE of 125 YEARS remaining.

The property boasts spacious accommodation throughout comprising an entrance hallway, lounge, SEPARATE KITCHEN-BREAKFAST ROOM, THREE DOUBLE BEDROOMS, bathroom and a SEPARATE WC.

Conveniently positioned on Hastings seafront, just a short walk from Hastings town centre with its vast range of amenities including mainline railway station with convenient links to London. Please call the owners agents now to book your viewing to avoid disappointment.

COMMUNAL ENTRANCE

Stair or lift access to the sixth floor, private front door to:

ENTRANCE HALLWAY

Wall mounted telephone entry point, wall mounted thermostat control, three built in storage cupboards, parquet flooring.

LOUNGE

16'2 max x 14'7 max (4.93m max x 4.45m max)

Double glazed windows to front aspect enjoying fantastic sea views over the pier and towards Beachy Head, parquet flooring, two radiators.

KITCHEN-BREAKFAST ROOM

14'10 max x 12' (4.52m max x 3.66m)

Fitted with a range of eye and base level units with worksurfaces over, space for gas cooker, space and plumbing for washing machine, space for fridge freezer, inset sink with mixer tap, double glazed window to rear aspect, wall mounted gas fired boiler, radiator.

BEDROOM

16'1 x 15'6 (4.90m x 4.72m)

Double glazed window to front aspect enjoying fantastic sea views over the pier and towards Beachy Head, built in storage cupboard, radiator.

BEDROOM

14'4 x 10'4 (4.37m x 3.15m)

Double glazed window to rear aspect, built in storage cupboard, radiator.

BEDROOM

11'11 x 9'4 (3.63m x 2.84m)

Double glazed window to rear aspect, built in storage cupboard, radiator.

BATHROOM

Corner bath with mixer tap and shower attachment, separate walk-in shower, wash hand basin with storage below, ladder style radiator, tiled walls, double glazed obscured window to rear aspect.

SEPARATE WC

Dual flush wc, double glazed obscured window to rear aspect.

TENURE

We have been advised of the following by the vendor:

Lease: Approximately 125 years remaining.

Service Charge: Approximately £2788 per annum.

Ground Rent: Approximately £28 per annum.

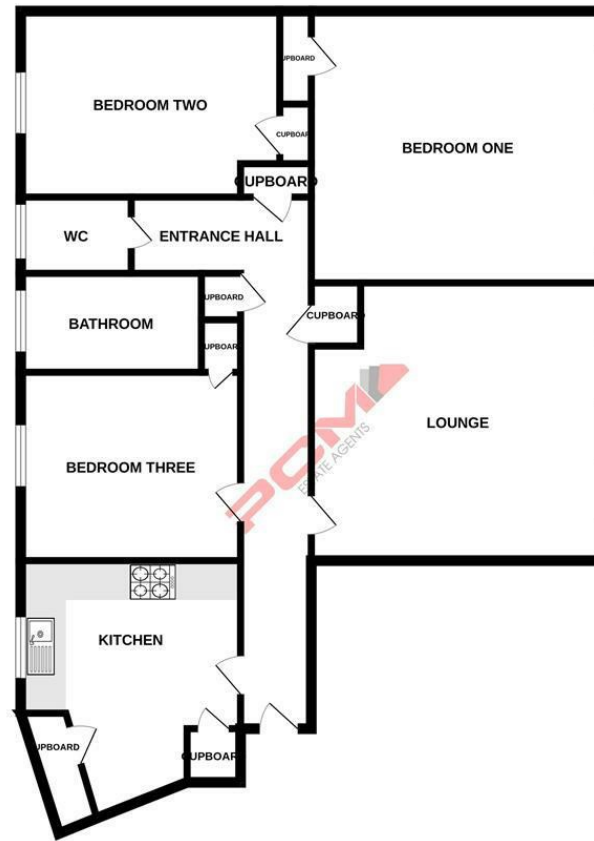
Letting: Allowed.

Air BnB: No

Pets: No



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 here 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			
(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.