



ESTATE AGENTS

**Flat 1 Raleigh House, 86, Alfred Road, Hastings, TN35  
5HY**

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Tel: 01424 839111

**Price £139,950**

PCM Estate Agents are delighted to present to the market an opportunity to secure this CHAIN FREE GROUND FLOOR ONE BEDROOMED GARDEN FLAT, conveniently positioned on a sought-after road in the upper Clive Vale region of Hastings, close to amenities within Ore and bus routes.

Accommodation comprises an entrance hall, OPEN PLAN LOUNGE-DINING ROOM with leads to a MODERN KITCHEN, ONE DOUBLE BEDROOM and a MODERN BATHROOM. There are modern comforts including double glazed windows and electric heating. The property has a PRIVATE COURTYARD GARDEN providing ample space for a bistro style table and chairs or potted plants, an ALLOCATED PARKING BAY to the front and a HEALTHY LENGTH LEASE.

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

#### **COMMUNAL FRONT DOOR**

Leading to communal entrance hall, private front door to:

#### **ENTRANCE HALL**

Electric radiator, wall mounted entry phone system, wall mounted thermostat control for heating, door to:

#### **LOUNGE-DINER**

12'3 x 8'9 (3.73m x 2.67m)

Radiator, television point, double glazed window to front aspect, open plan to:

#### **KITCHEN**

7'8 x 7'3 (2.34m x 2.21m)

Modern and fitted with a range of eye and base level cupboards and drawers with worksurfaces over, four ring electric hob with extractor over and oven below, inset drainer-sink unit with mixer tap, part tiled walls, space and plumbing for washing machine, space for tall fridge freezer, double glazed window to front aspect.

#### **BEDROOM**

15' x 7'8 (4.57m x 2.34m)

Storage cupboards housing the pressurised heating and water system, wall mounted consumer unit for the electrics, radiator, double glazed window and door to rear aspect with views and access onto the courtyard.

#### **BATHROOM**

Panelled bath with mixer tap and shower attachment over bath, glass shower screen, low level wc, pedestal wash hand basin with mixer tap and tiled splashback, ladder style heated towel rail, part tiled walls, down lights, extractor fan for ventilation.

#### **COURTYARD**

Patio area with gated side access.

#### **PARKING**

The property benefits from an allocated parking bay

#### **TENURE**

We have been advised of the following by the vendor:

Lease: Approximately 112 years

Service Charge: £500 per annum approximately, 25% of any costs.

Ground Rent: £50 per annum approximately, due for review in 23 years.

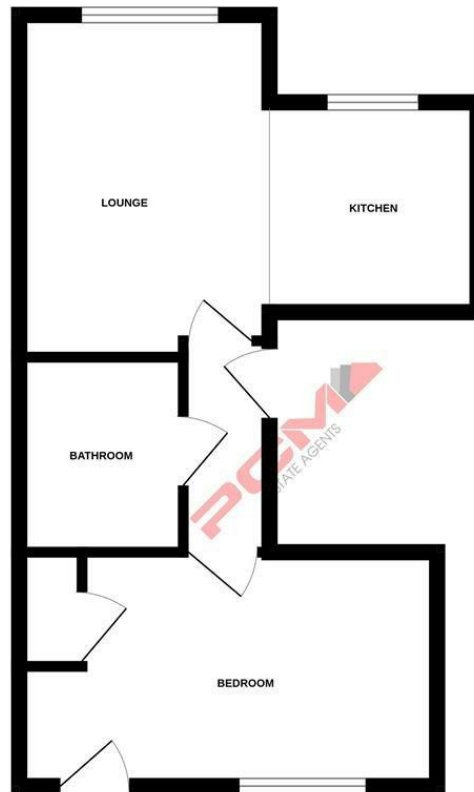
Letting: Allowed

Air BnB: Allowed

Pets: Allowed

Council Tax Band: A





TOTAL FLOOR AREA : 363 sq.ft. (33.7 sq.m.) approx.

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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		49	49
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		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.