



**PCMA**  
ESTATE AGENTS

**66 Albany Court, Robertson Terrace, Hastings, TN34 1JH**

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**Price £190,000**



PCM Estate Agents welcome to the market this TWO BEDROOMED SIXTH FLOOR APARTMENT with OUTSTANDING SEA VIEWS and LONG LEASE. Located within this popular PURPOSE BUILT BUILDING with LIFT ACCESS on Hastings seafront, on the outskirts of the town centre. Offered to the market CHAIN FREE!

Offering spacious accomodion comprising an entrance hallway, lounge, SEPARATE KITCHEN, TWO BEDROOMS and a bathroom. The property has the benefit of FANTASTIC SEA VIEWS to the front aspect.

The property has a LENGTHY LEASE and viewing comes highly recommended, please call now to arrange your immediate viewing to avoid disappointment.

#### **COMMUNAL ENTRANCE**

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

#### **ENTRANCE HALLWAY**

Two built in storage cupboards, airing cupboards, wall mounted telephone entry point, radiator.

#### **LOUNGE**

16'7 x 11'5 (5.05m x 3.48m)

Two double glazed windows to front aspect enjoying fantastic far reaching sea views, radiator, door to:

#### **KITCHEN**

10'5 x 10' max (3.18m x 3.05m max)

Comprising a range of eye and base level units with worksurfaces over, space for cooker, space for fridge freezer, inset one & ½ bowl stainless steel inset sink with mixer tap, space and plumbing for washing machine, built on storage/ larder cupboard.

#### **BEDROOM**

16'1 x 8'11 (4.90m x 2.72m)

Double glazed window to front aspect with sea views, built in wardrobe, radiator.

#### **BEDROOM**

16'4 max x 13'1 max (4.98m max x 3.99m max)

Double glazed window to front aspect with sea views, built in storage cupboard/ wardrobe, radiator.

#### **BATHROOM**

Panelled bath with mixer tap and shower attachment, wc, wash hand basin, heated towel rail, built in storage cupboard, extractor fan.

#### **TENURE**

We have been advised of the following by the vendor:

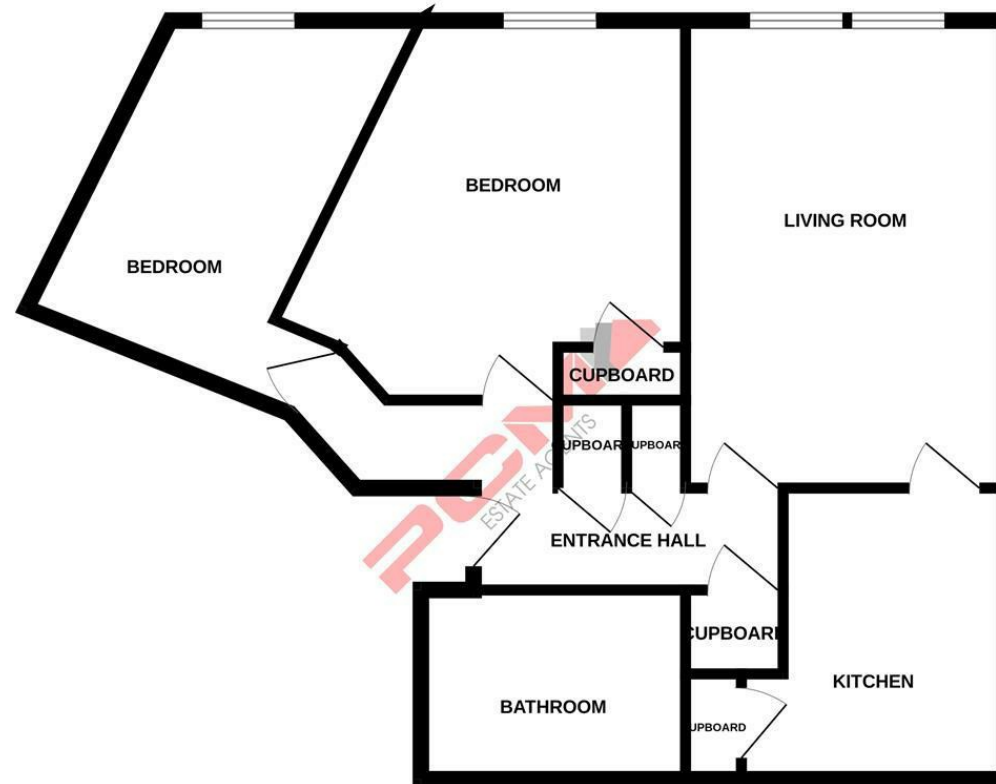
Lease: 139 years from September 2010, approximately 125 years remaining.

Service Charge: Approximately £2404.66 per annum.

Ground Rent: Approximately £26 per annum.



# 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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