



ESTATE AGENTS

11, Castle Gardens, Hastings, TN34 3RE

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Price £177,500

A BEAUTIFULLY PRESENTED TWO BEDROOMED APARTMENT with LONG LEASE and COMMUNAL GARDENS. Occupying the GROUND FLOOR of this RARELY AVAILABLE ATTRACTIVE PERIOD BUILDING on the outskirts of Hastings town centre, within easy reach of the seafront and mainline railway station.

The property offers well-presented accommodation throughout comprising an entrance hallway, 14ft LOUNGE, kitchen, SHOWER ROOM with SEPARATE WC and TWO BEDROOMS. The property also benefits from use of the COMMUNAL GARDENS.

Offered to the market with a LENGTHY LEASE of approximately 953 YEARS REMAINING (as advised by vendor). Please call PCM Estate Agents now to arrange your immediate viewing to avoid disappointment.

COMMUNAL ENTRANCE

Private front door to:

ENTRANCE HALLWAY

Spacious with built in storage cupboard, wall mounted thermostat control, radiator, door to:

LOUNGE

14' max x 10'3 max (4.27m max x 3.12m max)

Light and airy room with bay window to front aspect, feature fire surround, ceiling cornicing and rose, shelving and storage cupboards built into recess, radiator.

KITCHEN

9'2 x 8' (2.79m x 2.44m)

Modern and comprising a range of eye and base level units with worksurfaces over, four ring gas hob with extractor above, under counter space for fridge and freezer, space and plumbing for washing machine, stainless steel inset sink with mixer tap, feature exposed brick wall, window to rear aspect leading out to the communal garden.

BEDROOM

12'5 max x 9'6 (3.78m max x 2.90m)

Window to rear aspect, radiator.

BEDROOM

9'9 x 6'6 (2.97m x 1.98m)

Window to front aspect.

COMMUNAL GARDEN

Located to the rear of the property.

TENURE

We have been advised of the following by the vendor:

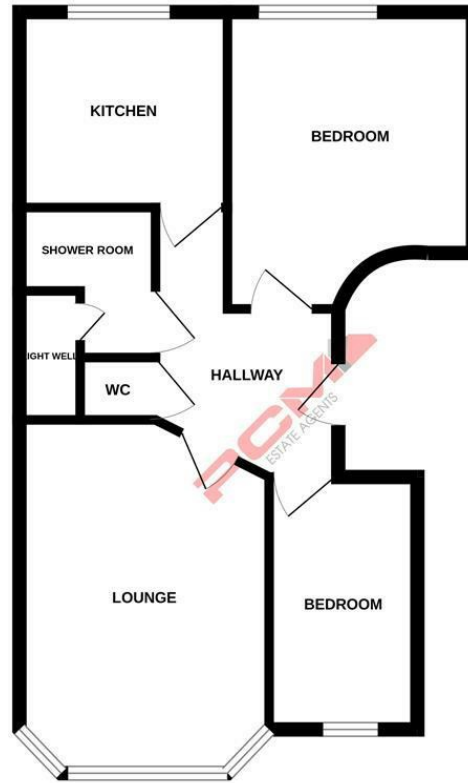
Lease: Approximately 953 years remaining.

Service Charge: Approximately £2400 per annum, including approximately £1000 into a sinking fund.

Ground Rent: Approximately £25 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			73
(81-91) B			
(69-80) C			
(55-68) D		56	
(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			73
(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.