



ESTATE AGENTS

Flat 3, 69, Mount Pleasant Road, Hastings, TN34 3SJ

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Tel: 01424 839111

Price £139,950

PCM Estate Agents offer to the market CHAIN FREE this exceptionally well-presented and well-proportioned converted TOP FLOOR ONE BEDROOMED FLAT with VIEWS of Hastings Castle and the SEA. The property also has a SHARE OF FREEHOLD and is offered to the market having recently been REDECORATED with new floor coverings throughout.

The property offers modern comforts including gas fired central heating and double glazing. Accommodation comprises a spacious LOUNGE-DINING ROOM with LOVELY VIEWS, kitchen, SHOWER ROOM and a LARGE DOUBLE BEDROOM.

Conveniently positioned within easy reach of bus routes, Alexandra Park and local amenities. Considered ideal for first time buyers, viewing comes highly recommended. Please call the owners agents now to book your viewing.

COMMUNAL FRONT DOOR

Leading to communal entrance hall with stairs rising to the first floor, private front door to:

ENTRANCE HALL

Stairs rising to:

HALLWAY

Loft hatch providing access to loft space, radiator, double glazed window to rear aspect, wall mounted entry phone system, wall mounted thermostat control for gas fired central heating, door to:

LOUNGE-DINING ROOM

15'1 x 11'2 (4.60m x 3.40m)

Coving to ceiling, down lights, television & telephone points, radiator, double glazed window to front aspect with far reaching views in between neighbouring properties to Hastings Castle and to the sea, door to:

KITCHEN

10'9 x 5'8 (3.28m x 1.73m)

Wall mounted boiler, part tiled walls, tile effect vinyl flooring, fitted with a matching range of eye and base level cupboards and drawers with worksurfaces over, four ring gas hob with oven below and extractor over, inset one & ½ bowl drainer-sink unit with mixer tap, space for tall fridge freezer,

space and plumbing for washing machine, double glazed window to front aspect having views in between neighbouring properties to Hastings Castle and to the sea.

BEDROOM

13'5 max x 11'1 (4.09m max x 3.38m)

Coving to ceiling, down lights, radiator, double glazed window to rear aspect having lovely townscape views over Hastings.

SHOWER ROOM

Walk in shower enclosure with shower, wall mounted wash hand basin, low level wc, part tiled walls, tiled flooring, down lights, extractor fan for ventilation.

TENURE

We have been advised of the following by the vendor:

Share of freehold - transferrable with the sale.

Lease: Approximately 120 years.

Maintenance: 25% of any costs, as & when required.

Letting: Allowed

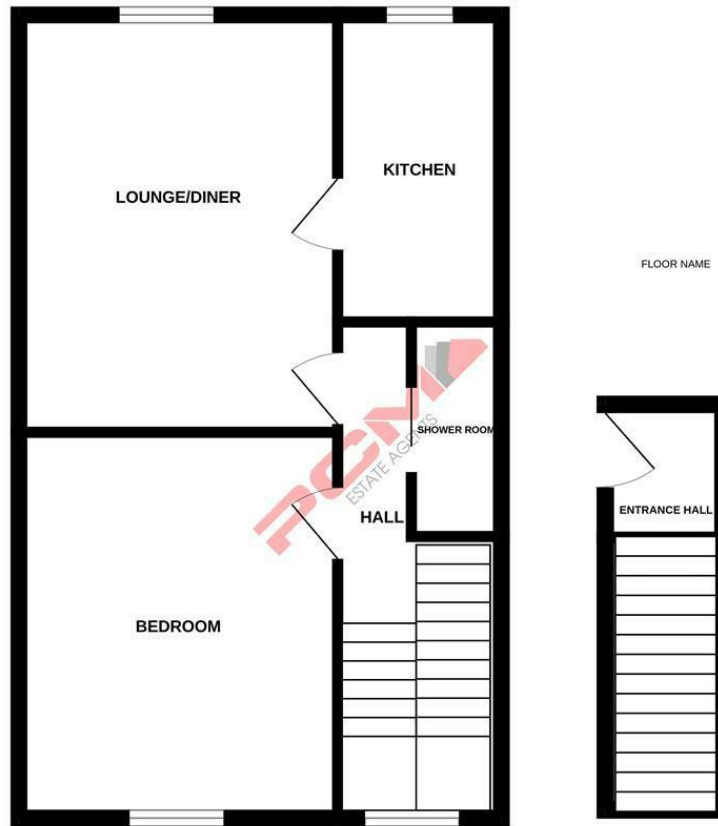
Air BnB: Allowed

Pets: Allowed

Council Tax Band: A



FLOOR NAME



FLOOR NAME

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			
(55-68) D		60	66
(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.