

ESTATE AGENTS

66, The Bourne, Hastings, TN34 3AY

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£249,950

An opportunity has arisen to acquire this BEAUTIFULLY PRESENTED THREE BEDROOMED MAISONETTE located in Hastings highly sought-after HISTORIC OLD TOWN, within easy reach of the seafront and the many artisan shops, bars and eateries that the Old Town has to offer. Offered to the market CHAIN FREE!

This property is BEAUTIFULLY PRESENTED and offers spacious accommodation throughout comprising an entrance hallway, lounge, MODERN FITTED KITCHEN-BREAKFAST ROOM, bathroom, landing, THREE GOOD SIZED BEDROOMS and a BALCONY located at the rear.

The property is located within a sought-after central location, within walking distance of Hastings Old Town and the seafront. Viewing comes highly recommended via PCM Estate Agents, please call now to arrange your immediate viewing to avoid disappointment.

COMMUNAL ENTRANCE LOBBY

Exterior staircase to first floor, front door to:

ENTRANCE HALL

Staircase rising to upper floor accommodation, under stairs storage area and cupboard, telephone entry point, radiator.

LOUNGE

15'5 max x 12'1 (4.70m max x 3.68m)

Two sash windows to front aspect, picture rail, radiator, low line built-in cupboards.

KITCHEN-BREAKFAST ROOM

9'3 x 9' (2.82m x 2.74m)

Modern and fitted with a range of eye and base level units with worksurfaces over, four ring gas hob with extractor above and oven below, inset sink with mixer tap, integrated slimline dishwasher, integrated washing machine, integrated fridge freezer, cupboard housing wall mounted gas fired boiler, radiator, sash window to rear aspect.

BATHROOM

9'3 x 4'11 (2.82m x 1.50m)

Roll top bath with mixer tap and shower attachment, wc, wash hand basin with tiled splashback, heated towel rail, obscured window to side aspect.

LANDING

Loft hatch, exposed wooden floorboards.

BEDROOM ONE

15'10 max x 9'3 (4.83m max x 2.82m)

Double glazed windows to front aspect, exposed wooden floorboards, radiator.

BEDROOM TWO

15'6 x 6'9 (4.72m x 2.06m)

Two sash windows to rear aspect, exposed wooden floorboards, radiator.

BEDROOM THREE

9'9 x 9'2 (2.97m x 2.79m)

Sash window to side aspect, exposed wooden floorboards, built in storage cupboard, radiator.

BALCONY

Located at the rear of the property.

TENURE

We have been advised of the following by the vendor:

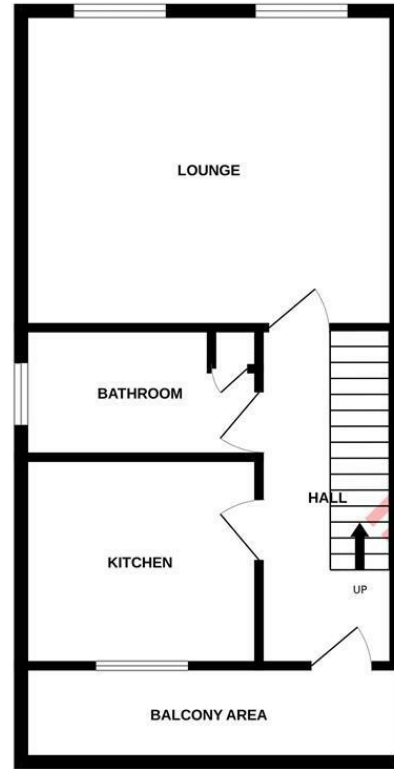
Lease: Approximately 125 years from August 1989

Ground Rent: Approximately £10.00 per annum.

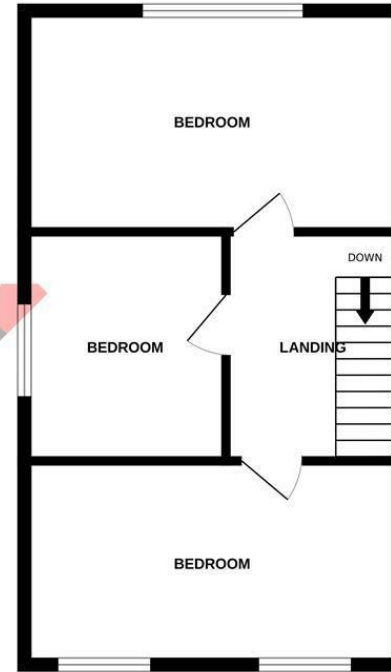
Maintenance: Approximately £444 per annum.



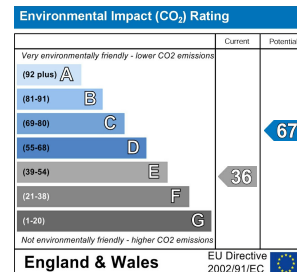
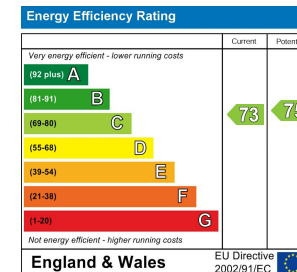
GROUND FLOOR



1ST 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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