



ESTATE AGENTS

Flat 4 Royal Court, 66, St. Helens Road, Hastings, TN34 2LP

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Tel: 01424 839111

Price £214,950

PCM Estate Agents are delighted to present to the market an opportunity to purchase this CHAIN FREE FIRST FLOOR PURPOSE BUILT TWO DOUBLE BEDROOMED APARTMENT having SECURE PARKING, BALCONY with PARK VIEWS, a COMMUNAL GARDEN to the rear, SHARE OF FREEHOLD and a LONG LEASE.

Accommodation comprises a spacious entrance hall with AMPLE STORAGE, DUAL ASPECT LOUNGE-DINING ROOM with BALCONY and views onto the park, kitchen, TWO DOUBLE BEDROOMS, SHOWER ROOM with WC in addition to a separate WC.

Conveniently positioned opposite Alexandra Park, close to bus routes and within ease of access to Hastings town centre with its comprehensive range of amenities.

Please call the owners agents now to book your viewing.

COMMUNAL FRONT DOOR

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

ENTRANCE HALL

Wall mounted thermostat control for gas fired central heating, wall mounted entry phone system, coving to ceiling, cloaks cupboard with hanging rail, radiator.

LARGE STORAGE CUPBOARD

5'1 x 3'2 (1.55m x 0.97m)

With mezzanine shelving.

DUAL ASPECT LOUNGE-DINING ROOM

17'3 x 13'8 (5.26m x 4.17m)

Light room with double glazed window to side, double glazed window and French doors to front aspect providing access to a balcony with pleasant views over Alexandra Park, two double radiators, television point, coving to ceiling.

BALCONY

Metal balustrade, ample space for bistro style table and chairs to sit out and enjoy pleasant views onto Alexandra Park, enjoying plenty of sunshine throughout the day.

KITCHEN

12'4 x 8'3 (3.76m x 2.51m)

Fitted with a matching range of eye and base level cupboards and drawers with worksurfaces over, tiled walls, inset resin one & ½ bowl drainer-sink with mixer tap, space and plumbing for washing machine and tumble dryer, five ring gas hob with fitted cooker hood over, waist level oven and separate grill, integrated tall fridge freezer, integrated dishwasher, wall mounted cupboard concealed boiler, double glazed window to side aspect.

BEDROOM ONE

11'8 x 11'6 (3.56m x 3.51m)

Double radiator, coving to ceiling, fitted bedroom furniture incorporating bedside tables and overhead storage, double glazed window to side aspect.

BEDROOM TWO

14'1 x 9'4 (4.29m x 2.84m)

Coving to ceiling, double radiator, double glazed window to front aspect allowing for lovely views onto Alexandra Park.

WC

Low level wc, wall mounted wash hand basin with tiled splashback.

SHOWER ROOM

Large walk in shower unit with electric shower, vanity enclosed wash hand basin with mixer tap, low level wc, tiled walls, double radiator.

EXTERNAL STORAGE CUPBOARD

Allocated to flat.

SECURE PARKING

Located on the ground floor, with lift access to the main building/ flat itself.

TENURE

We have been advised of the following by the vendor:

Share of Freehold - transferrable with the sale.

Lease: 999 years from 12th January 1979, approximately 953 years remaining

Service Charge: approximately £2715 per annum.

Ground Rent: £0

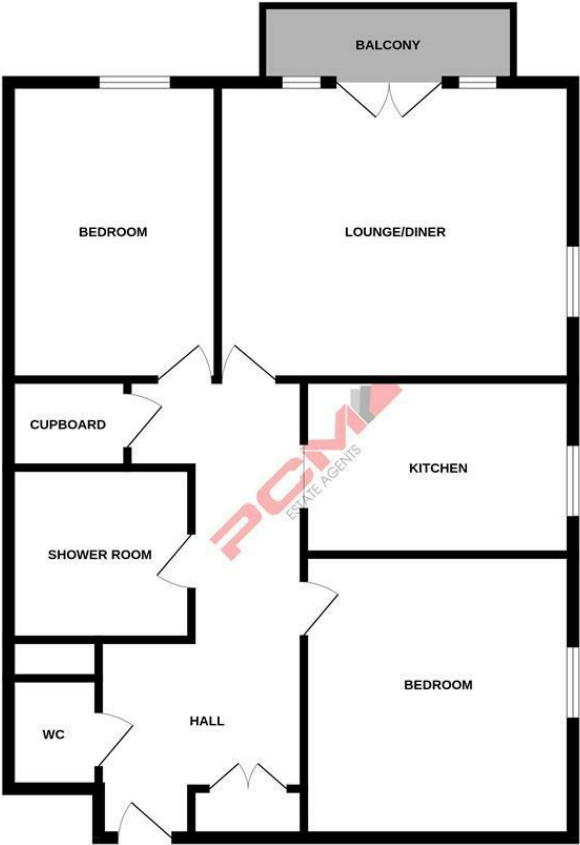
Reserve Fund: approximately £153.52 per annum.

Pets: Not Allowed

Council Tax Band: C



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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