



ESTATE AGENTS

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5BN**

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**Price £165,000**



PCM Estate Agents are delighted to present to the market an opportunity to purchase this PURPOSE BUILT SPACIOUS TWO BEDROOM FLAT, having been REFURBISHED TO A HIGH STANDARD and having gas fired central heating and double glazing. The KITCHEN AND BATHROOM are MODERN having been RECENTLY FITTED and there is a BALCONY with a LOVELY TOWNSCAPE VIEW.

The property also has the benefit of a HEALTHY LENGTH LEASE and accommodation comprises an entrance hall, LOUNGE-DINER, modern kitchen, TWO DOUBLE BEDROOMS with built in storage and a modern bathroom with shower over bath.

Positioned within the northern outskirts of Hastings, close to amenities within Ore Village, popular schooling establishments and nearby amenities.

Viewing is highly recommended.

#### **COMMUNAL FRONT DOOR**

Leading to communal entrance hall, stairs descending to lower floor with private front door leading to:

#### **ENTRANCE HALL**

Wood flooring, radiator, wall mounted entryphone system.

#### **LOUNGE-DINING ROOM**

16' x 12'1 (4.88m x 3.68m)

Continuation of the wood flooring, radiator, television point, wall mounted thermostat control for gas fired central heating, double glazed sliding patio doors providing access to the balcony, door to kitchen.

#### **KITCHEN**

#### **BALCONY**

Ample space for bistro style table and chairs, wooden balustrade, pleasant townscape views over Hastings.

#### **KITCHEN**

8'7 x 8' (2.62m x 2.44m)

Modern and recently fitted with a range of eye and base level cupboards and

drawers fitted with soft close hinges, having complimentary worksurfaces and matching upstands over, four ring Zanussi induction hob with fitted cooker hood over, electric waist level Belling oven with separate grill, inset resin drainer-sink unit with mixer tap, space and plumbing for washing machine, space for tall fridge freezer, integrated slimline dishwasher, wall mounted cupboard concealed boiler, double glazed window to rear aspect having pleasant townscape views.

#### **BEDROOM ONE**

12'4 x 9'5 (3.76m x 2.87m )

Wood flooring, radiator, built in wardrobe, further built in storage cupboard, double glazed window to front aspect.

#### **BEDROOM TWO**

9'4 x 9'4 (2.84m x 2.84m)

Wood flooring, radiator, built in wardrobe, double glazed window to front aspect.

#### **BATHROOM**

Modern suite comprising a panelled bath with chrome mixer tap, power over bath with rain style shower head and further hand-held shower attachment, glass shower screen, ladder style heated towel rail, pedestal wash hand basin with mixer tap, dual flush low level wc, part tiled walls, tiled flooring, double glazed pattern glass window to side aspect.

#### **OUTSIDE**

The property has use of the communal gardens.

#### **TENURE**

We have been advised of the following by the vendor:

Lease: Approximately 101 years remaining.

Service Charge: Approximately £2020 per annum.

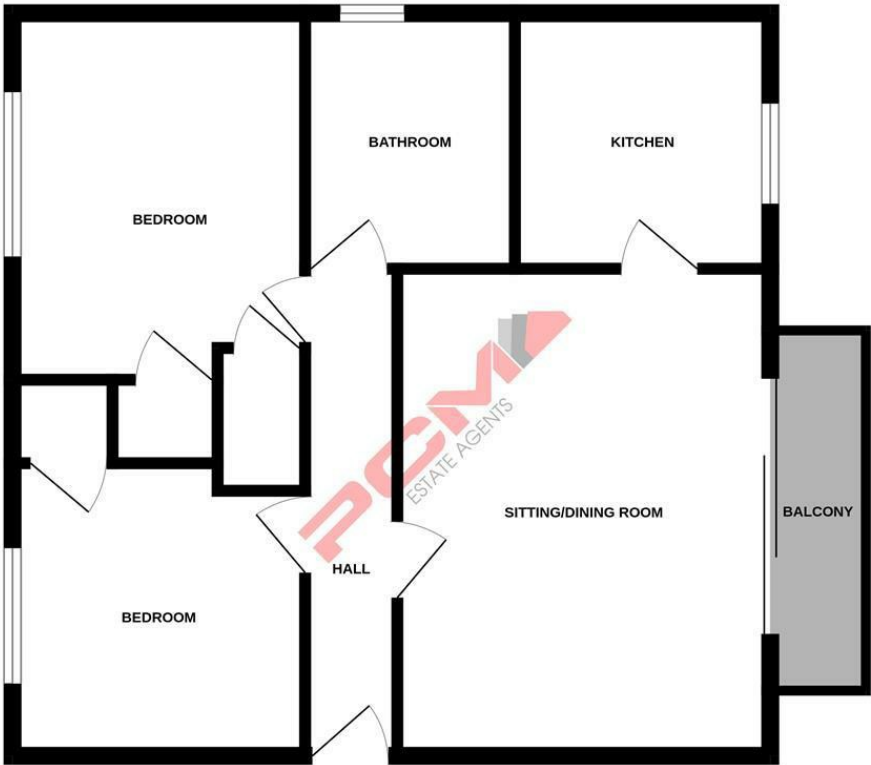
Ground Rent: TBC

Council Tax Band: A





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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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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	