



**Flat B Highgate Woodlands 17, Baldslow
Road, Hastings, TN34 2EZ**

Web: www.pcmestateagents.co.uk
Tel: 01424 839111

Offers In Excess Of £215,000

A TWO BEDROOM MAISONETTE with PRIVATE GARDEN, ALLOCATED PARKING and a SHARE OF FREEHOLD. Located on the GROUND & FIRST FLOORS of this ATTRACTIVE BUILDING, set behind PRIVATE GATES on an incredibly sought-after road within easy reach of Alexandra Park and Hastings town centre.

The property offers spacious accommodation throughout comprising an entrance hallway, GENEROUS SIZED MODERN KITCHEN-BREAKFAST ROOM plus a LOUNGE leading out to the garden, BEDROOM and SHOWER ROOM, whilst to the first floor there is a MASTER BEDROOM. Externally the property enjoys a PRIVATE GARDEN which extends to a GOOD SIZE and wraps around the apartment, whilst to the front there is an ALLOCATED PARKING SPACE accessed via gates.

Located on a highly sought-after and RARELY AVAILABLE ROAD, within easy reach of Alexandra Park and Hastings town centre with its mainline railway station and seafront. Please call now to arrange your immediate viewing to avoid disappointment.

COMMUNAL ENTRANCE

Private front door leading to:

ENTTRANCE HALLWAY

Spacious with stairs rising to the master bedroom, wall mounted telephone entry point, radiator, wall mounted thermostat control, door leading to:

KITCHEN-BREAKFAST ROOM

13'7 x 12'7 max (4.14m x 3.84m max)

Modern and comprising a range of eye and base level units with worksurfaces over, four ring gas hob with extractor above, integrated oven and grill, stainless steel inset sink with mixer tap, ample space for breakfast table and chairs, space for fridge freezer, space and plumbing for washing machine, integrated slimline dishwasher, doorway leading to:

LOUNGE

13'11 x 9'10 (4.24m x 3.00m)

Double glazed tilt and slide patio doors to side aspect leading out to the garden, Velux window, radiator, door providing access to a storage room currently housing the boiler and further door leading to the garden.

BEDROOM

10'11 x 5'7 (3.33m x 1.70m)

Double glazed windows to rear and side aspects, under stairs storage cupboard, radiator.

SHOWER ROOM

Walk in shower with shower screen, dual flush wc, chrome ladder style radiator, wall mounted wash hand basin with storage unit below, part tiled walls, inset ceiling spotlights, extractor fan, double glazed obscured window to side aspect.

Stairs rising to:

MASTER BEDROOM

11'8 x 10'9 (3.56m x 3.28m)

Double glazed window to rear aspect, radiator, loft hatch.

REAR GARDEN

A particular feature of the property, being private and wraps around the apartment. Extending to a good size and featuring multiple patio areas ideal for seating and entertaining, with a range of mature shrubs, plants and trees. The garden is also partly laid with gravel, having enclosed fenced boundaries and side access via the gate to the front of the property.

ALLOCATED PARKING

Located at the front of the property.

TENURE

We have been advised of the following by the vendor:

Share of Freehold

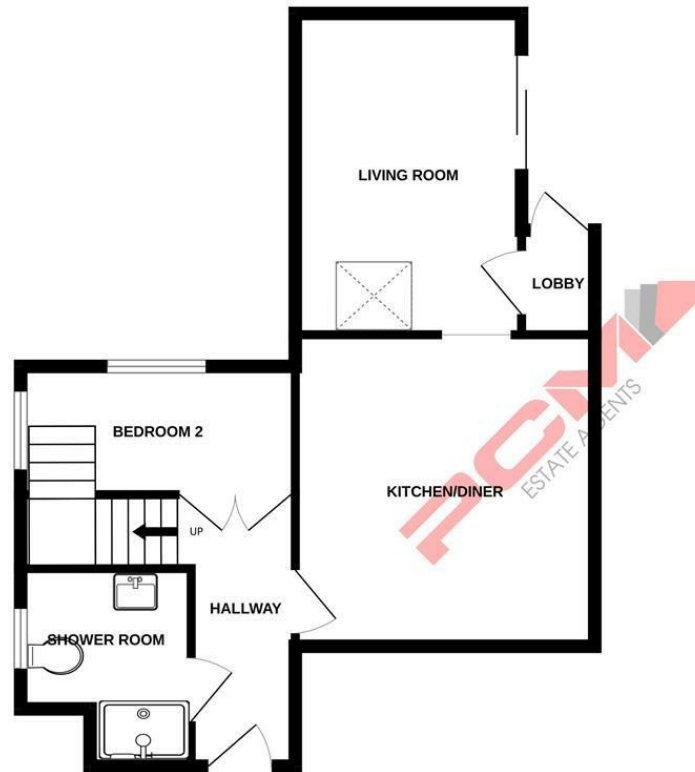
Lease: 125 years from 24 June 1992 (Approximately 92 years remaining)

Service Charge: Approximately £1650 per annum

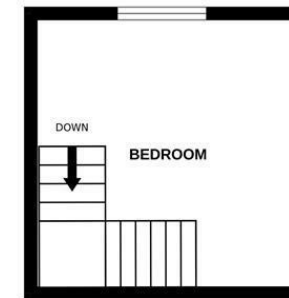
No pets allowed



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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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 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	