



ESTATE AGENTS

Flat 8, 17, Laton Road, Hastings, TN34 2ES

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

Price £145,000

PCM Estate Agents are delighted to offer for sale this **STYLISH ONE BEDROOM APARTMENT** with a **SHARE OF FREEHOLD** and a **PRIVATE AREA OF GARDEN**. Located on the **FIRST FLOOR** of this **ATTRACTIVE PERIOD PROPERTY** on a highly sought-after road within easy reach of Alexandra Park. Offered to the market **CHAIN FREE**.

The apartment offers a beautifully presented **OPEN PLAN LIVING SPACE**, **BEDROOM** and a **CONTEMPORARY SHOWER ROOM**. Externally the property enjoys a **PRIVATE SECTION OF GARDEN** located at the end of the **COMMUNAL GARDENS**, whilst to the front there is **COMMUNAL PARKING** on a first come first served basis.

Located on a sought-after and quiet road within easy reach of Hastings town centre with its mainline railway station and the picturesque Alexandra Park. Please call PCM Estate Agents now to arrange your immediate viewing to avoid disappointment.

COMMUNAL ENTRANCE

Leading to communal hallway with stairs rising to the first floor, door into:

HALLWAY

Wall mounted telephone entry point.

LIVING ROOM- KITCHEN

16'5 max x 10'9 (5.00m max x 3.28m)

Beautifully presented light and airy room with bay window to rear aspect enjoying a fantastic outlook over the gardens, radiator and telephone point. The kitchen area comprises a range of matching wall and base level units, worksurfaces, four ring electric hob with extractor above and oven below, inset sink with flexible mixer tap, integrated fridge freezer and an integrated washing machine.

Stairs and landing with built in storage cupboard, door to:

BEDROOM

10'6 x 7' (3.20m x 2.13m)

Window to rear aspect over looking the gardens, radiator.

SHOWER ROOM

Walk in double shower with rainfall style shower attachment, wc, wash hand basin with tiled splashbacks, sky light, extractor fan.

GARDEN

The property enjoys use of a fantastic communal garden which extends to a good size and is predominantly laid to lawn, featuring a range of mature shrubs, plants and trees. Towards the end of the communal garden you will find a section of private garden belonging to this apartment with enclosed fenced boundaries.

COMMUNAL PARKING

On a first come first served basis.

TENURE

We have been advised by the vendor of the following:

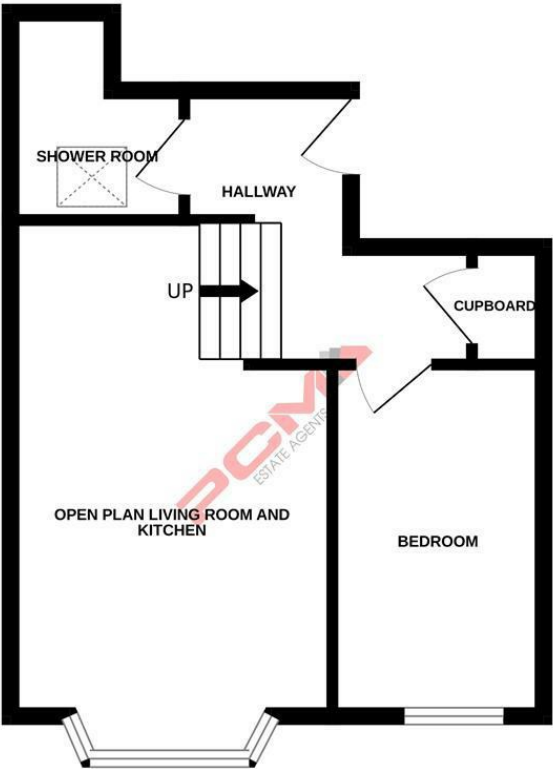
Share of Freehold.

Lease: New Lease

Service Charge: TBC



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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