



PCM Estate Agents welcome to the market this deceptively spacious TWO BEDROOM APARTMENT with a FANTASTIC PRIVATE ROOF TERRACE in addition to ALLOCATED PARKING and a LENGTHY LEASE.

Inside the accommodation is spacious and comprises an entrance lobby, hallway with built in storage and utility cupboard, 19ft L SHAPED LIVING ROOM with BI-FOLD DOORS leading out onto a FANTASTIC ROOF TERRACE, MODERN KITCHEN, TWO DOUBLE BEDROOMS and a shower room. Externally the property features ALLOCATED PARKING in addition to the aforementioned roof terrace which offers ample space for seating and entertaining, whilst enjoying a SUNNY ASPECT and a store room with lighting and power.

Located within the sought-after St Helens region of Hastings, within close proximity to Alexandra Park, whilst also being within easy reach of Hastings town centre with its mainline railway station. Please call PCM Estate Agents now to arrange your immediate viewing to avoid disappointment.

PRIVATE FRONT DOOR

Leading to:

ENTRANCE LOBBY

Radiator, door to:

ENTRANCE HALLWAY

Spacious with two built in storage cupboards, one of which offering ample space for tumble dryer, radiator, part glazed door to side aspect leading to the roof terrace.

LOUNGE-DINER

19'9 x 16'10 narrowing to 10'5 (6.02m x 5.13m narrowing to 3.18m)
Spacious L shaped room with bi-fold doors to side aspect leading to the roof terrace, two double glazed window to front aspect, two radiators, doorway to:

KITCHEN

10' x 6' (3.05m x 1.83m)
Modern and comprising a range of eye and base level units with worksurfaces over, four ring electric hob with extractor above, integrated oven and grill, inset one & ½ bowl sink with mixer tap, ample under cabinet space for appliances with a plumbing for dishwasher also.

MASTER BEDROOM

10'4 x 10' plus wardrobe (3.15m x 3.05m plus wardrobe)
Range of built in wardrobes and drawers, double glazed window to front aspect, radiator.

BEDROOM TWO

11'2 x 9'1 (3.40m x 2.77m)
Double glazed window to front aspect, radiator.

SHOWER ROOM

Walk in double shower, wc, wash hand basin with ample storage below, built in storage cupboard, ladder style radiator, sky light.

ROOF TERRACE

A delightful feature of the property being private, secluded and offering ample space for outdoor seating and entertaining. There is also a separate store room with power.

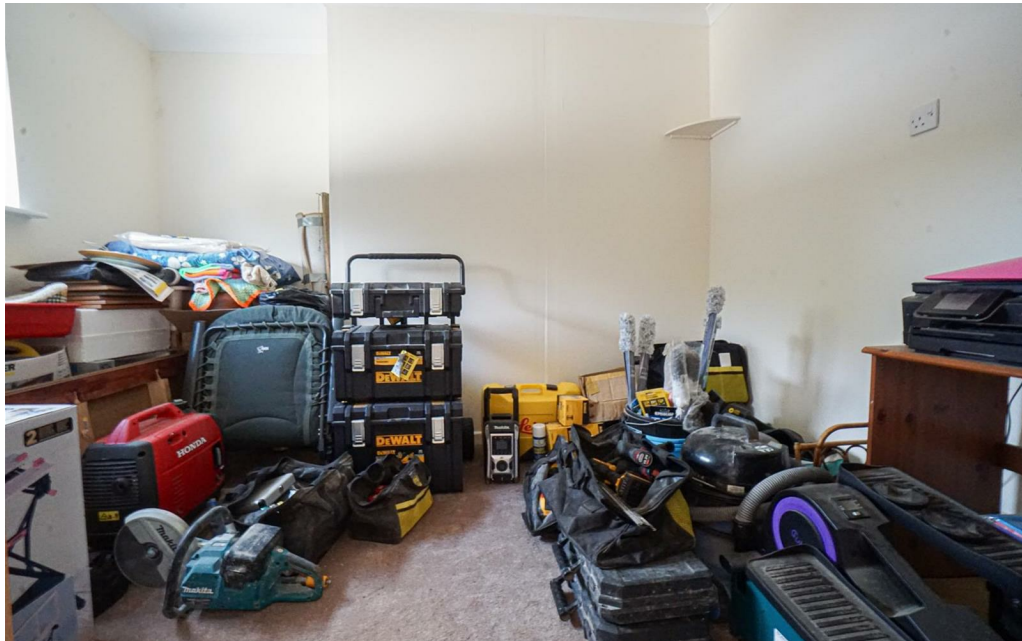
OUTSIDE - FRONT

Allocated parking space.

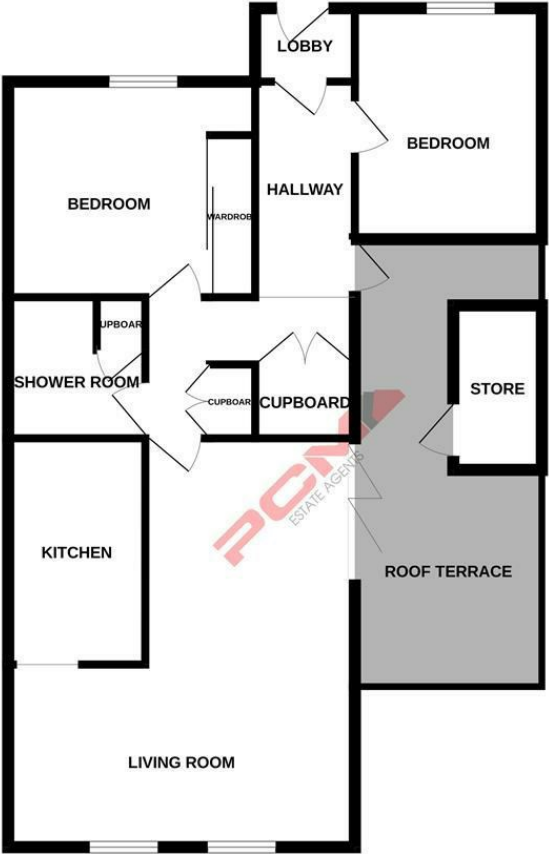
TENURE

We have been advised of the following by the vendor:
Lease: Approximately 175 years remaining.
Service Charge: As & When required.
Ground Rent: £50 per annum approximately
Building Insurance: Approximately £350 per annum.
Pets: Allowed

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 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		