



ESTATE AGENTS

F4. 60, Nelson Road, Hastings, TN34 3RZ

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Guide Price £140,000

A beautifully presented ONE BEDROOM APARTMENT with FANTASTIC VIEWS spanning the TOP FLOOR of this ATTRACTIVE PERIOD RESIDENCE. Conveniently located on the outskirts of Hastings town centre, within walking distance of the mainline railway station, seafront and the picturesque Alexandra Park.

Inside the accommodation comprises an entrance hallway with stairs leading to the main accommodation with LIVING ROOM having FANTASTIC VIEWS over the town and out to sea, MODERN KITCHEN, ONE DOUBLE BEDROOM with BUILT IN WARDROBES and a MODERN BATHROOM SUITE.

The property is considered ideal as a first time purchase or for those looking for an apartment in a sought-after and convenient location. Please call PCM Estate Agents now to arrange your immediate viewing to avoid disappointment.

PRIVATE FRONT DOOR

Leading to:

ENTRANCE HALLWAY

Ample storage space for coats and shoes etc, stairs rising to:

LANDING

Built in storage cupboard, wall mounted telephone entry point, wall mounted thermostat control.

LOUNGE

13'3 max x 11'2 max (4.04m max x 3.40m max)

Double glazed windows to rear aspect enjoying fantastic views over Hastings town and out to sea, shelving built into recess.

KITCHEN

7'2 x 6'1 (2.18m x 1.85m)

Beautifully presented and modern, comprising a range of eye and base level units with worksurfaces over, four ring electric hob with extractor above and oven below, stainless steel inset sink with mixer tap, integrated fridge, integrated washing machine, Velux window to front aspect.

BEDROOM

12'2 x 10'5 (3.71m x 3.18m)

Built in wardrobes with sliding mirrored doors, door providing access to eaves storage, double glazed window to front aspect.

BATHROOM

5'8 x 4'5 (1.73m x 1.35m)

Modern suite comprising a panelled bath with mixer tap and shower attachment, shower screen, dual flush wc, wash hand basin set into vanity unit with storage below, ladder style radiator, tiled walls, double glazed obscured window to rear aspect.

TENURE

We have been advised of the following by the vendor:

Lease: Approximately 82 years remaining

Service Charge: Approximately £900 per annum.

Ground Rent: Approximately £225 per annum



FIRST FLOOR

SECOND 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		