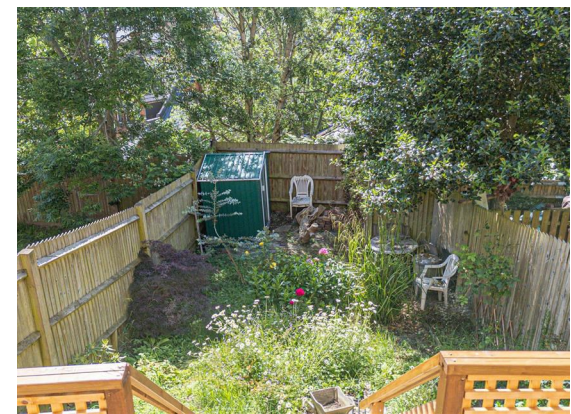




ESTATE AGENTS

Flat 1, 60, Nelson Road, Hastings, TN34 3RZ

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

Offers In Excess Of £190,000

PCM Estate Agents are delighted to present to the market this TWO BEDROOM SPLIT LEVEL MAISONETTE with a LOVELY SIZED PRIVATE REAR GARDEN. Offered to the market CHAIN FREE and 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 a large entrance hallway with UTILITY SPACE, open plan LOUNGE-KITCHEN AREA, TWO DOUBLE BEDROOMS, bathroom and a PRIVATE REAR GARDEN.

The property is considered an IDEAL PURCHASE 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.

EXTERNAL STEPS

Descending to a small area of courtyard space, ideal for storage, private from door to:

ENTRANCE HALL

Space for tumble dryer and washing machine, eye level storage units, gas meter, electric consumer unit, radiator, window to side aspect, opening to:

LOUNGE-KITCHEN

15'1 x 12'9 (4.60m x 3.89m)

Double glazed window to front aspect, radiator, door to boiler room, kitchen area having a range of eye and base level units, space for fridge freezer, four ring gas hob with extractor above and oven below, stainless steel inset sink with mixer tap, space and plumbing for dishwasher.

BEDROOM

12'4 x 10'8 (3.76m x 3.25m)

Radiator, double glazed window to rear aspect overlooking the garden.

Steps descend to:

BEDROOM

12'6 x 10'5 (3.81m x 3.18m)

Double glazed UPVC style patio doors out to the private area of garden, radiator.

BATHROOM

Panelled bath with mixer tap and shower attachment, dual flush wc, inset sink with mixer tap, extractor fan, radiator, double glazed window to rear aspect.

REAR GARDEN

A particular feature of the property being large, private and westerly facing. Having a large decked area offering plenty of space to be able to entertain, further steps down to a nice sized area of lawn, range of shrubs, area of concrete with space for a storage shed.

TENURE

We have been advised of the following:

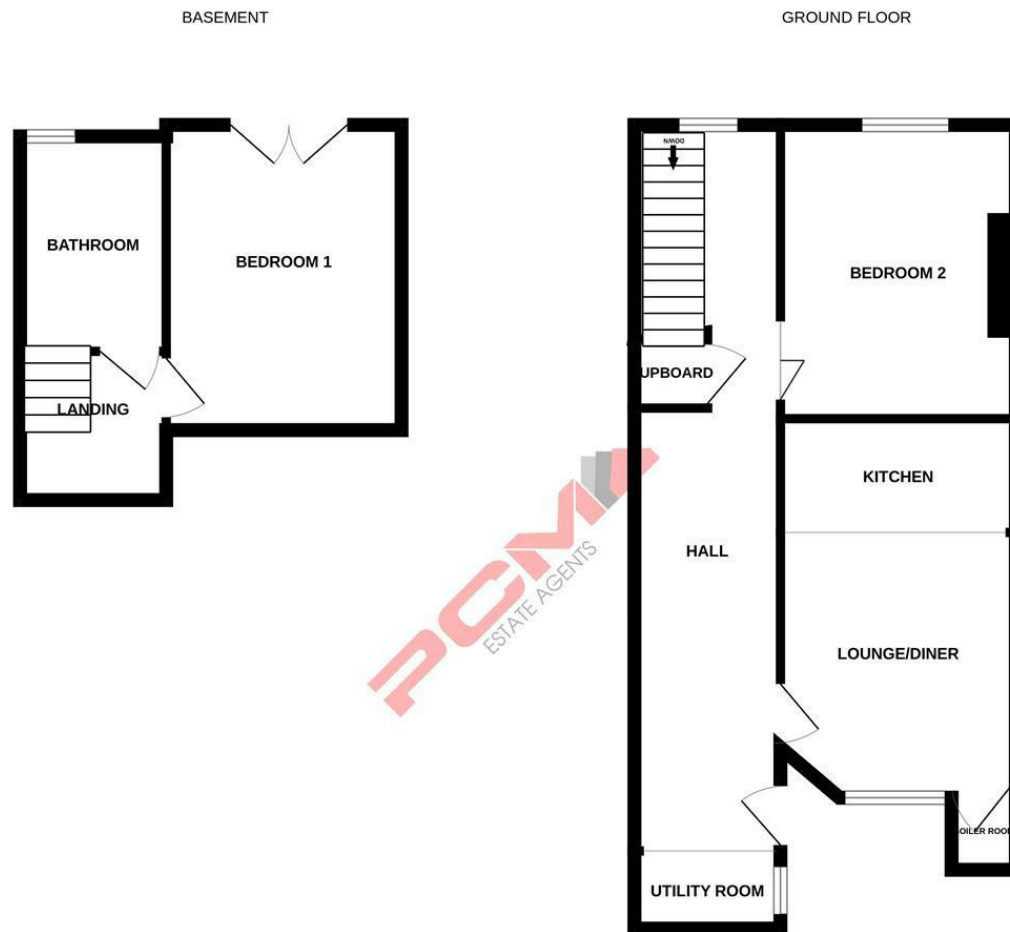
Lease: Approximately 82 years remaining.

Service Charge: Approximately £800 per annum, reviewed annually in January.

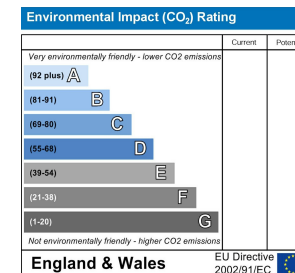
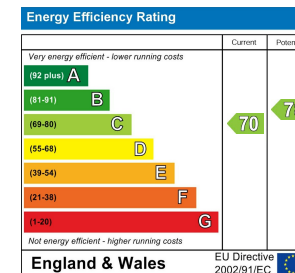
Ground Rent: Approximately £225 per annum, reviewed annually.

Insurance Cost: Approximately £500 per annum.





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.