



ESTATE AGENTS

**42 Homedane House, Denmark Place, Hastings, TN34  
1PQ**

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**Price £160,000**

PCM Estate Agents are delighted to offer for sale an opportunity to secure this TOP FLOOR ONE BEDROOM SEAFRONT MANAGED APARTMENT available to those over 60. Located in the heart of Hastings town centre, with easy access to a range of shops, mainline railway station, seafront and promenade.

The property enjoys the benefits of a LONG LEASE, double glazing, fitted kitchen and SHOWER ROOM. There are SPECTACULAR VIEWS from both the lounge, bedroom and the BALCONY, providing views across Hastings promenade and out to sea.

Please call the owners agents now to arrange your viewing.

### **COMMUNAL ENTRANCE**

Stair and lift access to the fourth floor, private front door to:

### **ENTRANCE HALL**

Built in cupboard housing the electric consumer unit, water heater and additional shelving, door to:

### **LIVING ROOM**

17'3 max x 10'5 (5.26m max x 3.18m)

Front facing double glazed window, door to balcony with views towards the sea, television point, electric wall mounted fire, wall mounted entry phone, archway to:

### **KITCHEN**

7'6 x 5'3 (2.29m x 1.60m)

Modern and comprising eye and base level cupboards and drawers fitted with soft close hinges, oak worksurfaces over, inset sink with mixer tap, Kenwood four ring electric hob with double oven below, integrated slimline dishwasher, space for tall fridge freezer, built in tall larder cupboard.

### **BEDROOM**

13'6 x 9'1 (4.11m x 2.77m )

Built in wardrobe, electric radiator, double glazed window to front aspect having views out to the sea.

### **SHOWER ROOM**

Walk in shower enclosure with electric shower unit, enclosed wash hand basin with mixer tap and storage beneath, dual flush low level wc, heated towel rail, extractor fan, wall mounted electric fan heater, tiled walls.

### **TENURE**

The owner has advised us of the following:

Lease: Approximately 143 years remaining.

Service Charge: Approximately £3069 per annum.

Ground Rent: Approximately £507 per annum.

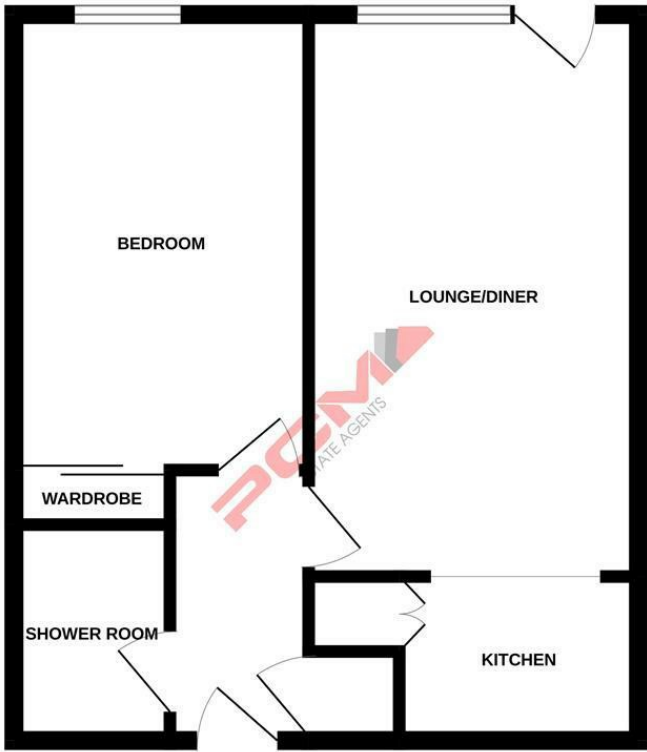
### **COMMUNAL FACILITIES**

Including a residence lounge, laundry room, gardens and guest room.





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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