



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

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

Offers In The Region Of £125,000

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:

ENTANCE 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.

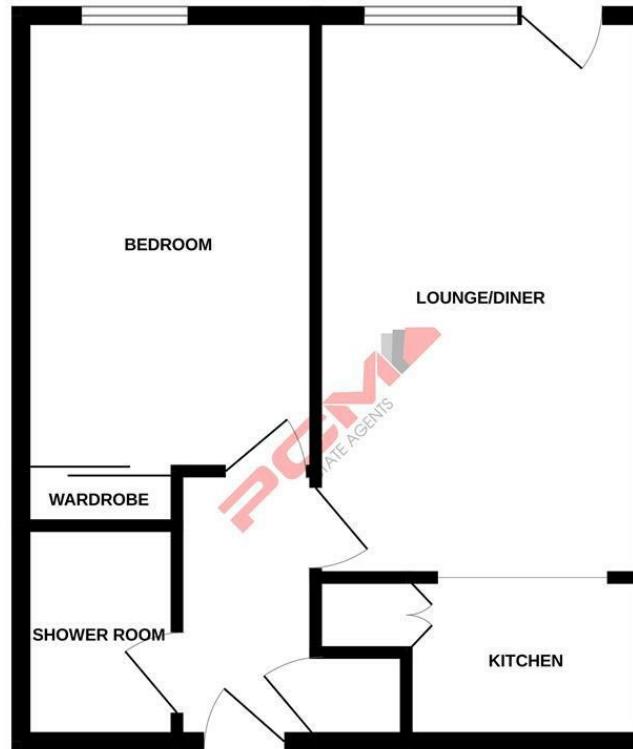
COMMUNAL FACILITIES

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

Council Tax Band: B



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 equipment 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	