



**PCM**  
ESTATE AGENTS

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**Price £180,000**

PCM Estate Agents are delighted to present to the market an opportunity to secure this CHAIN FREE GROUND FLOOR PURPOSE BUILT TWO BEDROOM FLAT with a PRIVATE SECTION OF GARDEN and the potential for off road parking.

The property is IN NEED OF MODERNISATION however provides spacious accomodation comprising a private front door leading to a spacious entrance hall, a GOOD SIZED LOUNGE-DINING ROOM, TWO DOUBLE BEDROOMS, kitchen and bathroom, along with a PRIVATE SECTION OF GARDEN.

Conveniently positioned on the outskirts of Hastings, close to popular schooling establishments and nearby local amenities. Viewing comes highly recommended, please call the owners agents now to book your viewing.

#### **PRIVATE FRONT DOOR**

Leading to:

#### **SPACIOUS ENTRANCE HALLWAY**

Ample space for coats and shoes, radiator, two storage cupboards- one housing the gas and electric meters and the consumer unit whilst the other is a small cloaks cupboard, door to:

#### **LOUNGE**

14'1 max 11'9 max (4.29m max 3.58m max )

Television point, radiator, double glazed window to front aspect.

#### **KITCHEN**

9'4 x 8'4 (2.84m x 2.54m)

In need of modernisation but fitted with a range of eye and base level units and countertop space, inset stainless steel sink with mixer tap, space for tall freestanding fridge freezer, plumbing for washing machine, four ring gas cooker with grill, small storage cupboard housing combi boiler with further storage potential below, double glazed door to rear aspect providing access onto the garden and a double glazed window to rear aspect.

#### **BEDROOM ONE**

11' x 11'3 (3.35m x 3.43m)

Double glazed window to rear aspect providing views onto the private area of garden, radiator.

#### **BEDROOM TWO**

12'9 x 9'5 (3.89m x 2.87m)

Double glazed window to front aspect, radiator.

#### **BATHROOM**

8'4 x 5'9 (2.54m x 1.75m)

Panelled bath with mains shower attachment, dual flush wc, vanity mirror with storage behind, inset sink with storage beneath and mixer tap, tiled floors, radiator, double glazed window to rear aspect.

#### **PRIVATE REAR GARDEN**

In need of some attention with a small raised area of decking and a small timber lean to with a corrugated plastic roof, good sized area of astro-turf, space for a good sized storage shed.

#### **OUTSIDE - FRONT**

Potential and space for the opportunity to instate off road parking, subject to relevant planning and building consents. The front garden is also laid to lawn with a shared walkway.

#### **TENURE**

We have been advised of the following by the vendor:

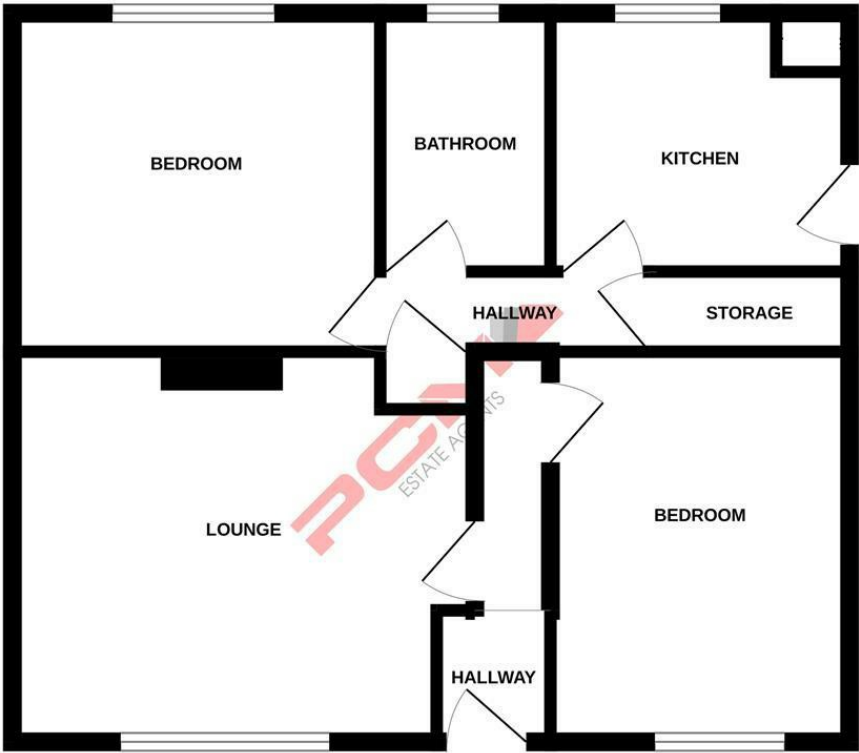
Lease: Approximately 990 years

Service Charge: Approximately £250 per annum

Ground Rent: £0



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 <sub>2</sub> ) Rating                  |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |         |           |
| England & Wales                                                 |         |           |
| EU Directive 2002/91/EC                                         |         |           |