



ESTATE AGENTS

224, Old London Road, Hastings, TN34 3NS

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

Guide Price £160,000

Guide Price £160,000 to £170,000**

PCM Estate Agents present to the market this spacious ONE BEDROOM GARDEN FLAT located on the GROUND FLOOR with its own PRIVATE ENTRANCE and PRIVATE TIERED GARDEN.

Accommodation is accessed via North Terrace with a private front door leading to entrance hall, LOUNGE with VIEWS across rooftops to Ecclesbourne Glenn, 14ft KITCHEN-DINER, ONE BEDROOM again with views and a bathroom.

This property is conveniently located between Hastings town centre and Ore Village and has access to Ore train station whilst Hastings Old Town and town centre is accessible by regular bus services and provides mainline railway station, shopping centre and seafront.

Call now to book your viewing and avoid disappointment.

ACCESS

The property is approached from the rear of the property in North Terrace and has access gate via a courtyard. Private double glazed front door opening to:

ENTRANCE HALL

Door leading to:

LOUNGE

11'5 x 8'8 (3.48m x 2.64m)

Radiator, picture rail, double glazed window to the front with views across rooftops to Ecclesbourne Glenn.

KITCHEN-DINER

14' x 9'7 (4.27m x 2.92m)

Fitted and comprising single drainer sink unit with cupboards under, matching wall and base units, work surfaces, partly tiled walls, concealed wall mounted gas fired combination boiler, radiator, central heating thermostat, strip wooden flooring, double glazed window to the rear, double glazed door providing access to the rear garden.

BEDROOM

11'5 x 11'1 (3.48m x 3.38m)

Radiator, double glazed window to the front with views across rooftops to Ecclesbourne Glenn and to the sea.

BATHROOM

9'7 x 8'8 (2.92m x 2.64m)

Fitted with a modern suite and comprising panelled bath with shower unit over, tiled surround and fitted shower screen, low level WC, wash hand basin, tiled floor, partly tiled walls, radiator, two double glazed windows to the rear.

PRIVATE GARDEN

The garden is terraced comprising areas of patio, fencing to the sides, garden shed and additional store.

NOTE

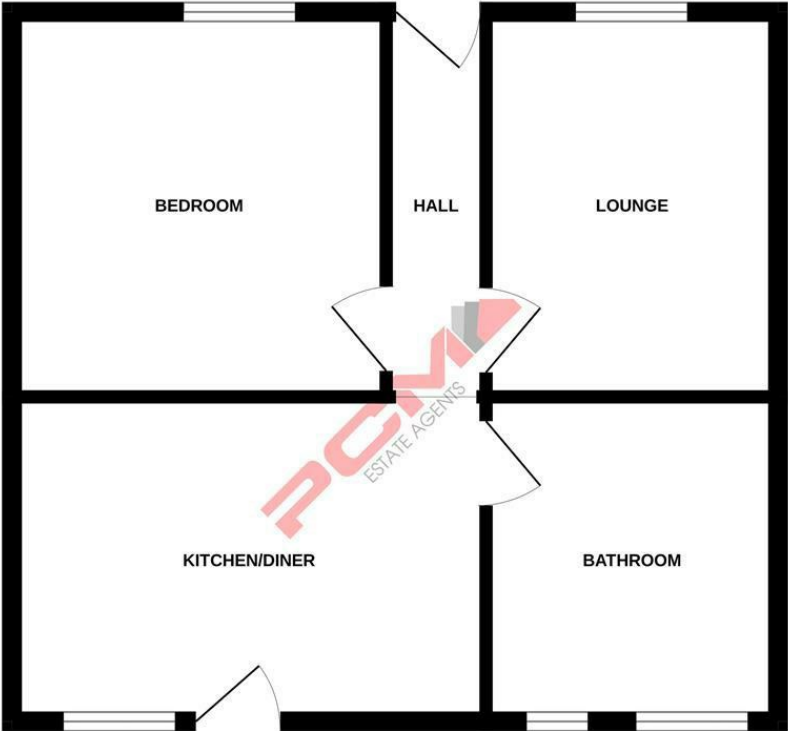
The property is being sold with the entire freehold for the building. The leasehold flat below (owned by another party) only has 58 years remaining on the lease so will need to be extended at some point.

The maintenance is split 50/50 with the flat below as & when required.

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 appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2023

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.

