



ESTATE AGENTS

Upper Maisonette 17, Brook Street, Hastings, TN34 1RX

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Tel: 01424 839111

Price £235,000

PCM Estate Agents are delighted to present to the market an opportunity to acquire this exceptionally well-presented and spacious FIRST AND SECOND FLOOR THREE BEDROOM MAISONETTE offering exquisite accomodation arranged over two floors.

Accommodation comprises a LOUNGE-DINER, MODERN KITCHEN-BREAKFAST ROOM with INTEGRATED APPLIANCES, THREE BEDROOMS one of which having an EN SUITE SHOWER ROOM and a family bathroom. The property has gas fired central heating and double glazing. In addition to the main accommodation, the entrance hall offers a practical space that could be used as a study area, which is ideal for anybody looking to work from home or wanting a study area/ office space.

Conveniently positioned in the sought-after region of Hastings, within easy reach of Morissions, the Queens Quarter, Hastings town centre with its mainline railway station having convenient links to London, seafront and promenade.

The property is presented to the market with the vendors having found a new build property to purchase, which will be end of chain.

Viewing is essential to fully appreciate the convenient position on offer, please call the owners agents now to book your viewing.

COMMUNAL FRONT DOOR

Leading to:

COMMUNAL ENTRANCE HALL

Private front door to:

ENTRANCE HALL

Stairs rising to first floor landing with a spacious hallway/ study area, stairs rising to the second floor, radiator, wall mounted cupboard concealed consumer unit for the electrics, double glazed window to side aspect, door to:

LOUNGE-DINER

14'11 x 13' into bay narrowing to 11'4 (4.55m x 3.96m into bay narrowing to 3.45m)
Lovely light room with wall mounted vertical radiator, television point, deep double glazed bay window to front aspect, open plan to:

KITCHEN-BREAKFAST ROOM

10'6 x 9' (3.20m x 2.74m)
Modern and built with a matching range of eye and base level cupboards and drawers with worksurfaces over and tiled splashbacks, four ring Lamona hob with oven below and extractor over, inset drainer-sink unit with mixer tap, integrated tall fridge freezer, integrated dishwasher, down lights, double glazed window to rear aspect.

BATHROOM

Panelled bath with chrome mixer tap and shower over bath, shower fixing with chrome waterfall style shower head and hand-held shower attachment, dual flush low level wc, vanity enclosed wash hand basin with chrome mixer tap, part tiled walls, chrome ladder style heated towel rail, down lights, extractor fan for ventilation, large storage cupboard housing the wall mounted boiler and having space and plumbing for washing machine, offering additional practical storage space.

LANDING

Loft hatch providing access to loft space, doors to:

BEDROOM

13' x 10'8 (3.96m x 3.25m)

Radiator, double glazed window to front aspect, door to:

EN SUITE SHOWER ROOM

Walk in shower, vanity enclosed wash hand basin with chrome mixer tap, dual flush low level wc, part tiled walls, extractor for ventilation, down lights, chrome ladder style heated towel rail.

BEDROOM

11' x 7'6 (3.35m x 2.29m)

Radiator, double glazed window to side aspect.

BEDROOM

8'3 x 7'7 (2.51m x 2.31m)

Radiator, double glazed window to rear aspect.

TENURE

We have been advised of the following by the vendor:

50% Share of Freehold - transferrable with the sale.

Lease: Approximately 121 years remaining

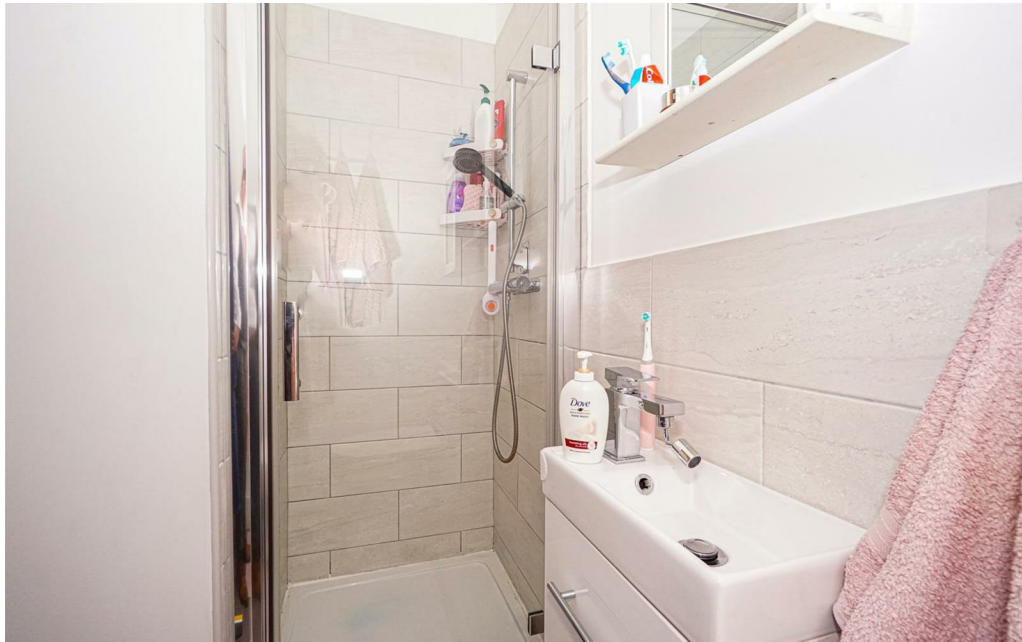
Maintenance: As & When

Pets: Allowed

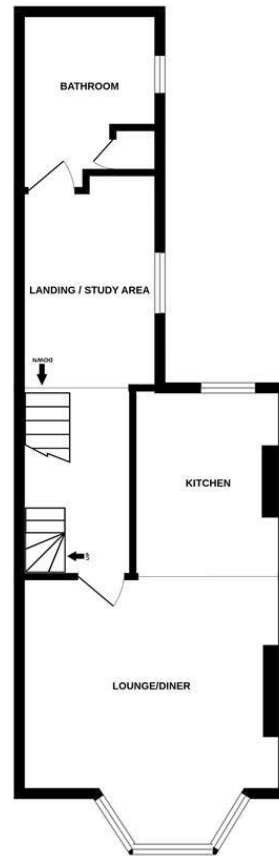
Air BnB: Allowed

Letting: Allowed

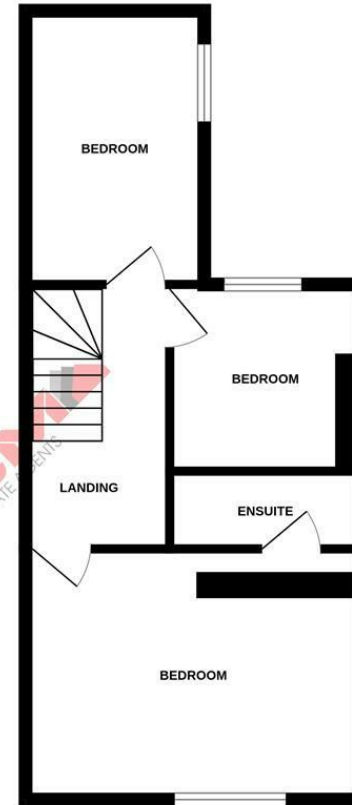
Council Tax Band: A



GROUND FLOOR



1ST 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 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	