



ESTATE AGENTS

**GFF 113, Milward Road, Hastings, TN34 3RS**

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**Price £125,000**



PCM Estate Agents are delighted to present to the market an opportunity to purchase this CHAIN FREE ONE BEDROOM GROUND FLOOR FLAT with LOVELY TOWNSCAPE VIEWS, positioned on this favourable road within Hastings, bordering the WEST HILL and Hastings town centre.

Inside, the property offers accommodation comprising a LOUNGE-DINER, BEDROOM, kitchen and SHOWER ROOM. Located just a short stroll from the PANORAMIC VIEWS of the West Hill itself or the convenience of the shops, train station, seafront and promenade.

Please call the owners agents now to book your viewing.

### **COMMUNAL FRONT DOOR**

Leading to communal entrance hall, private front door to:

### **ENTRANCE HALL**

Ample storage space.

### **LIVING ROOM**

15'3 x 12'7 (4.65m x 3.84m)

High ceilings with cornicing, electric storage radiator, television point, double glazed bay window to front aspect.

### **KITCHEN**

8'7 narrowing to 5'4 x 7'9 (2.62m narrowing to 1.63m x 2.36m)

Fitted with a matching range of eye and base level cupboards and drawers with worksurfaces over, electric hob and cooker with extractor over, inset drainer-sink unit with mixer tap, integrated tall fridge freezer, integrated washing machine, double glazed window to front aspect and further double glazed window to rear aspect with lovely townscape views.

### **BEDROOM**

15'3 into bay x 11'9 (4.65m into bay x 3.58m)

High ceiling with cornicing, electric storage radiator, double glazed bay window to rear aspect having lovely townscape views and partial views of the sea.

### **SHOWER ROOM**

Walk in shower, pedestal wash hand basin, low level wc, part tiled walls, extractor fan for ventilation.

### **TENURE**

We have been advised of the following by the vendor:

Lease: 120 years approximately

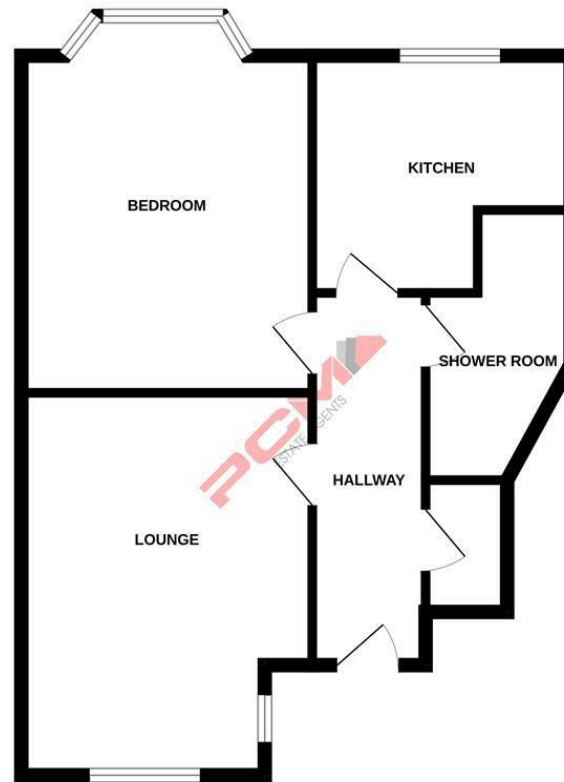
Service Charge: £1902.68 per annum approximately

Ground Rent: £100 per annum approximately

Council Tax Band: A



# 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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