



ESTATE AGENTS

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Price £180,000

PCM Estate Agents are delighted to present to the market an opportunity to secure this ONE BEDROOM PLUS STUDY/OCCASIONAL ROOM, TWO BATHROOM MAISONETTE, conveniently located in this sought after road in the Westhill region of Hastings.

Inside the property benefits from having modern comforts including gas fired central heating and double glazing and is EXCEPTIONALLY WELL PRESENTED offering versatile and well proportioned accommodation arranged over the two floors.

With its own private front door leading to an entrance hall, this opens up onto an incredibly spacious hallway, SPACIOUS LEVEL, bedroom and shower room. Stairs then descend to the lower ground floor where there is a further spacious hall which leads to a MODERN NEWLY FITTED KITCHEN with access onto a small courtyard, a further bathroom and an additional room which could be suited to be used as a study/occasional room.

Located within easy reach of amenities and bus routes comes to the market CHAIN FREE.

Please call the owners agents now to book your appointment to view.

PART GLAZED FRONT DOOR

Opening to:

ENTRANCE VESTIBULE ENCLOSED

Tiled floor, part glazed door to:

ENTRANCE HALL

Stair case leading down to lower floor accommodation with inset LED lighting, inset ceiling spot lighting, radiator, with, central heating thermostat, built-in cupboard.

LOUNGE

13'0" x 12'6" max (3.96m x 3.81m max)

Double glazed windows to front aspect, radiator, exposed brick feature wall, inset ceiling spot lighting, return door to hallway.

BEDROOM

11'4" max x 11'3" max (3.45m max x 3.43m max)

Double glazed window to rear aspect, radiator, return door to hallway.

SHOWER ROOM

Double glazed window to rear aspect, part tiled walls, wash hand basin set into vanity unit beneath, tiled shower cubicle, plumbing for washing machine, inset ceiling spot lighting, heated towel rail/radiator, tiled floor, return door to hallway.

LOWER FLOOR HALLWAY

Inset ceiling spot lighting, two radiators, double glazed door opening to rear courtyard (describe later). Door to cupboard housing hot water cylinder.

KITCHEN/BREAKFAST ROOM

11'5" max x 11'2" max (3.48m max x 3.40m max)

Newly fitted kitchen built with a range of eye and base level cupboards and drawers with complimentary work surfaces with matching upstands and tiled splashbacks, four ring gas hob with extractor below and extractor over, inset 1 1/2 bowl drainer stainless steel sink unit with mixer tap, space for American style fridge/freezer, space and plumbing for washing machine and tumble dryer, coved ceiling, downlights, wall mounted vertical radiator, double glazed window to rear/side aspect, under cupboard lighting.

STUDY / OCCASIONAL ROOM

12'1" max x 11'6" max (3.68m max x 3.51m max)

Inset ceiling spot lighting, radiator, door to walk-in storage cupboard - (6'9 x 6'2 max)

BATHROOM

Double glazed window to side aspect, tiled wall, panelled bath with mixer spray attachment, over bath shower, wash hand basin set into vanity unit beneath, low level wc, inset ceiling spot lighting, return door to hallway.

COURTYARD

With tiled floor and outside tap.

TENURE

We have been advised of the following by the vendor -

Lease: Approximately 123 years unexpired.

Ground rent: £250 per annum.

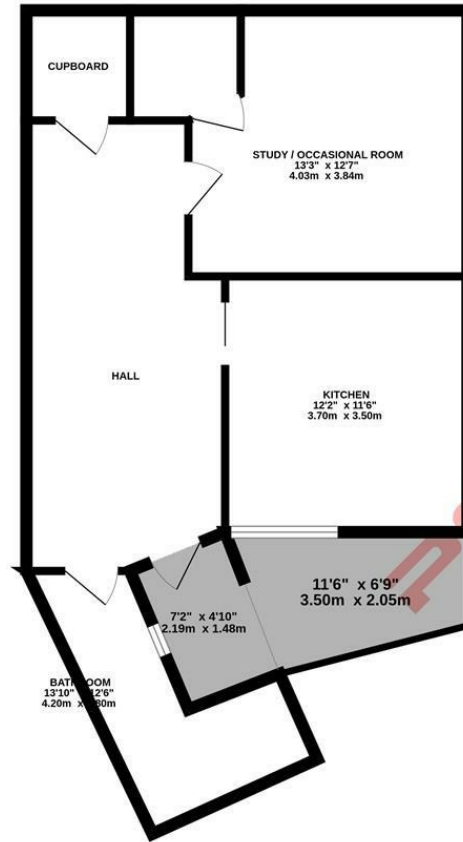
Maintenance Charge: £960 per annum.

Lease prevents pets in the property.

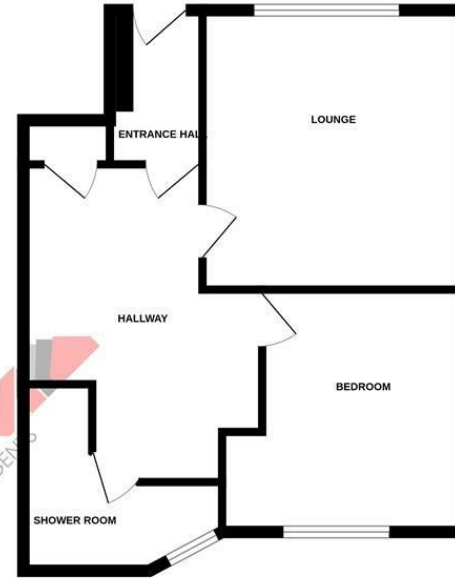
Council Tax Band: A



BASEMENT



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		79	79
(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		

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.