



ESTATE AGENTS

**8 Queens Apartments, Robertson
Terrace, Hastings, TN34 1JN**

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

Price £395,000

An incredibly RARE OPPORTUNITY has arisen to acquire this BEAUTIFULLY PRESENTED TWO DOUBLE BEDROOM SEAFRONT APARTMENT benefitting from unrivalled SEA VIEWS, PRIVATE BALCONY and ALLOCATED PARKING. The property has the benefit of a LENGTHY LEASE of approximately 129 years remaining and is offered to the market CHAIN FREE.

The property is located on the FIRST FLOOR of this ICONIC BUILDING on Hastings seafront and also benefits from LIFT ACCESS. Inside, the accommodation is deceptively spacious and beautifully presented with HIGH CEILING throughout, comprising a generous entrance hallway, 17ft LIVING ROOM enjoying the aforementioned views and double doors leading out to the balcony, 14ft MODERN FITTED KITCHEN with a range of INTEGRATED APPLIANCES, TWO DOUBLE BEDROOMS with the master also enjoying the sea views and double doors leading to the balcony, and a SHOWER ROOM.

Located on Hastings seafront, on the outskirts of Hastings town centre, within walking distance of Hastings mainline railway station. The property is considered ideal for those looking for a quality apartment on the seafront.

Please call now to arrange your immediate viewing to avoid disappointment.

STAIRS AND LIFT ACCESS TO

First floor with private front door to:

ENTRANCE HALLWAY

Large with wall mounted telephone entry point, picture rail, wall mounted thermostat control, radiator.

LOUNGE-DINER

17'1 max x 14'2 max (5.21m max x 4.32m max)

Spacious light and airy room, windows and double doors to front aspect enjoying fantastic sea views and leading out to the balcony, feature fire surround, radiator.

KITCHEN

14'4 x 5'2 max (4.37m x 1.57m max)

Modern and comprising a range of eye and base level units with worksurfaces

over, four ring Neff hob with extractor above and Neff oven below, integrated fridge freezer, integrated dishwasher, integrated washing machine, inset sink with stainless steel flexi mixer tap, extractor fan, radiator.

BEDROOM

17'1 max x 12' max (5.21m max x 3.66m max)

Double glazed double doors to front aspect enjoying fantastic sea views and leading out to the balcony, radiator.

BEDROOM

12'10 max x 10'7 max (3.91m max x 3.23m max)

Double glazed window to rear aspect, radiator.

SHOWER ROOM

9'4 x 5'4 (2.84m x 1.63m)

Walk in double shower with shower screen, wc, wash hand basin, extractor fan, part tiled walls, radiator.

BALCONY

Accessed from the lounge and the master bedroom, full width with metal balustrades, ideal for seating and taking in the fantastic sea views.

TENURE

We have been advised of the following by the vendor:

Lease: Approx. 129 years

Maintenance: £3390 per annum approx.

Ground Rent: £250 per annum approx.

PARKING

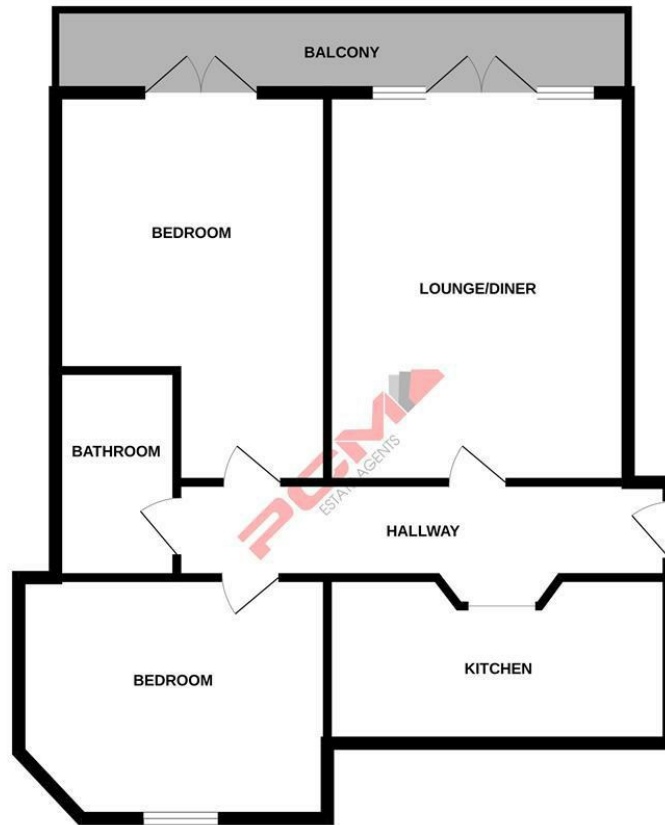
The property benefits from an allocated parking space.







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			
(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.