



ESTATE AGENTS

**4 Castle Court, Denmark Place, Hastings, TN34 3DX**

Web: [www.pcmestateagents.co.uk](http://www.pcmestateagents.co.uk)  
Tel: 01424 839111

**Offers In Excess Of £225,000**



PCM Estate Agents are delighted to present to the market an exciting opportunity to acquire this DUPLEX THREE BEDROOMED SEAFRONT APARTMENT with DIRECT SEA VIEWS and well-proportioned accommodation. Offered to the market CHAIN FREE.

This apartment is positioned in a PRIME LOCATION just a short walk from Hastings Old Town and central St Leonards, with Hastings town centre being its doorstep with its vast range of amenities. Inside, there is spacious accommodation arranged over two floors comprising an entrance hall/ dining room, living room, kitchen, landing, THREE BEDROOMS, bathroom and a SEPARATE WC.

Please call the owners agents now to book your viewing to avoid disappointment.

#### **COMMUNAL FRONT DOOR**

Leading to communal entrance hall with stairs rising to the first floor, door to communal terrace with right of access and private front door to:

#### **ENTRANCE HALL/ DINING ROOM**

11'9 x 8'9 (3.58m x 2.67m)

Oak wood flooring, ample space for dining table, wall mounted entry phone system, telephone point, doorway leading to kitchen, wall mounted electric radiator, double glazed window.

#### **LOUNGE**

19'7 max x 11'1 max (5.97m max x 3.38m max )

Oak wood flooring, wall mounted electric radiators, stairs rising to upper floor accommodation, serving hatch through to kitchen, double glazed sliding patio doors to Juliette balcony and double glazed windows to front aspect with outstanding views over Hastings seafront, towards the Harbour Arm in the Old Town and in the opposite direction to Hastings Pier.

#### **KITCHEN**

9'3 x 7' (2.82m x 2.13m)

Solid wood kitchen with hard wood worktops, electric Bosch induction hob with extractor over and oven below, space for fridge freezer, space and plumbing for washing machine, two double glazed windows and serving hatch through to the dining room.

#### **LANDING**

Airing cupboard.

#### **BEDROOM ONE**

12'9 x 9'7 (3.89m x 2.92m)

Electric radiator, recessed area with hanging rail for clothes, double glazed window with lovely views over the seafront, towards the Harbour Arm in the Old Town and in the opposite direction to Hastings Pier.

#### **BEDROOM TWO**

12'9 x 7'5 (3.89m x 2.26m)

Recessed area with hanging rail for clothes, electric wall mounted radiator, double glazed window.

#### **BEDROOM THREE**

8'6 x 6'2 (2.59m x 1.88m)

Double glazed window with views over the sea.

#### **BATHROOM**

Panelled bath with mixer tap and electric shower over bath, glass shower screen, pedestal wash hand basin with mixer tap, tiled walls, double glazed windows and extractor fan for ventilation.

#### **SEPARATE WC**

Low level wc, skylight.

#### **TENURE**

We have been advised of the following by the vendor:

Lease: 120 years approximately.

Service Charge: £1200 approx. per annum

Ground Rent: Peppercorn

Letting: Allowed

Air BnB: Allowed

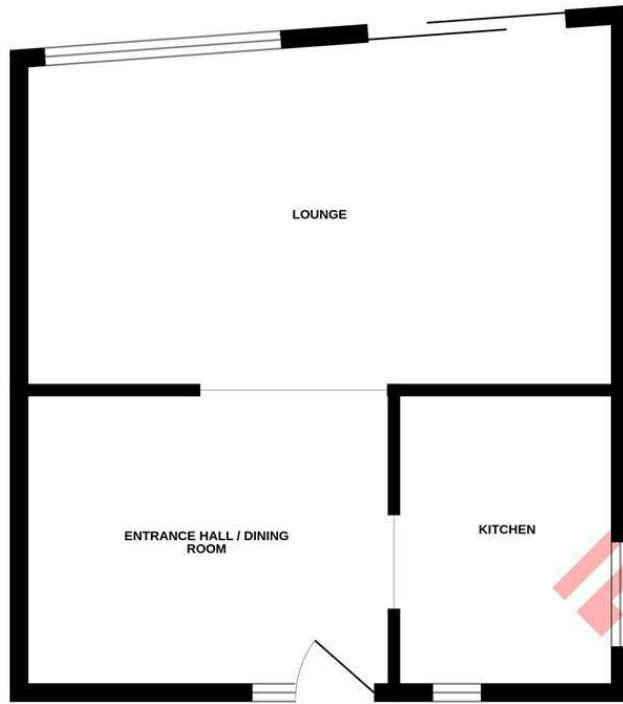
Pets: Allowed

Council Tax Band: A

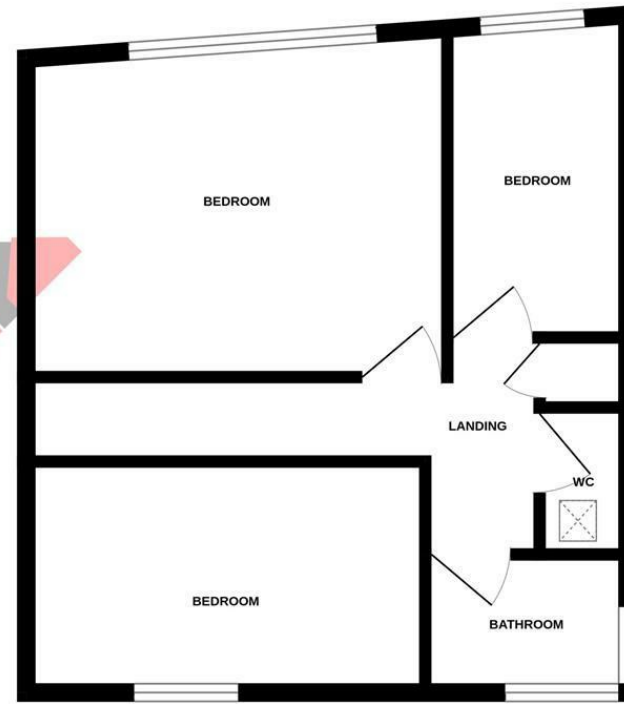




GROUND FLOOR



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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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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.