



ESTATE AGENTS

213, Mount Pleasant Road, Hastings, TN34 3SS

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

Price £140,000

A deceptively spacious TWO DOUBLE BEDROOMED APARTMENT with a LONG LEASE, PRIVATE SECTION OF GARDEN and PRIVATE ENTRANCE. Occupying the TOP FLOOR of this DOUBLE FRONTED PERIOD BUILDING, offered to the market with a LENGTHY LEASE and CHAIN FREE.

The spacious accommodation comprises an entrance hallway leading up to a landing providing access to the lounge, KITCHEN-DINER, TWO DOUBLE BEDROOMS, bathroom and a SEPARATE WC. To the rear of the property is a PRIVATE SECTION OF GARDEN.

Conveniently located in a sought-after region of Hastings, the property is considered an IDEAL FIRST TIME PURCHASE. Please call PCM Estate Agents now to arrange your immediate viewing to avoid disappointment.

PRIVATE FRONT DOOR

Leading to:

ENTRANCE HALLWAY

Stairs leading to:

LANDING

Spacious with double glazed window to front aspect.

LOUNGE

14'8 max x 12'11 max (4.47m max x 3.94m max)

Double glazed bay window to front aspect, feature fire surround, radiator.

KITCHEN-DINER

11'8 x 10'5 (3.56m x 3.18m)

Comprising a range of eye and base level units with worksurfaces over, four ring electric hob with extractor above and oven below, space for fridge freezer, space and plumbing for washing machine, stainless steel inset sink with mixer tap, ample space for dining table and chairs, double glazed window to rear aspect enjoying pleasant views.

BEDROOM

14'9 max x 12'9 max (4.50m max x 3.89m max)

Double glazed bay window to front aspect, radiator.

BEDROOM

11'11 max x 11'8 (3.63m max x 3.56m)

Storage cupboard built into recess, double glazed window to rear aspect enjoying pleasant views, radiator.

BATHROOM

7'3 x 5'8 (2.21m x 1.73m)

Panelled bath with shower attachment, wash hand basin with storage below, built in storage/ airing cupboard, double glazed obscured window to rear aspect, loft hatch.

SEPARATE WC

Dual flush wc, double glazed obscured window to rear aspect.

REAR GARDEN

Private section of garden located to the rear of the property with access via an external steps from street level and underpass beneath the building.

TENURE

We have been advised of the following by the vendor:

Lease: Approximately 124 years remaining.

Service Charge: Approximately £1000 per annum.

Ground Rent: Peppercorn

Letting: Allowed

Air BnB: Not Allowed

Pets: With freeholders permission

NOTE : We are advised that major works are currently being planned for the building including exterior repairs and redecoration. The seller has agreed to cover the cost of these works, subject to achieving a suitable price for the property.

Council Tax Band: A





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 | |