



ESTATE AGENTS

First Floor Flat 52, Milward Road, Hastings, TN34 3RR

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Price £200,000

PCM Estate Agents welcome to the market an opportunity to acquire this converted TWO DOUBLE BEDROOM TOP FLOOR FLAT, forming the entire top floor of this OLDER STYLE VICTORIAN two storey building. Nestled on a sought-after road, bordering the West Hill and Hastings town centre. Offered to the market with a SHARE OF FREEHOLD and a HEALTHY LENGTH LEASE.

The well-proportioned accommodation comprises a spacious hallway, BAY FRONTED LOUNGE-DINER, kitchen, TWO DOUBLE BEDROOMS, bathroom and a SEPARATE WC. The property also benefits from gas fired central heating and is well-presented.

Situated within walking distance to Hastings town centre with its vast range of amenities including its mainline railway station with convenient links to London, as well as being just a short stroll from Hastings historic Old Town.

Viewing is recommended, please contact the owners agents now to book your appointment.

OUTSIDE - FRONT

Steps up from street level with communal front door leading to:

COMMUNAL ENTRANCE HALL

Stairs rising to the top floor, private front door to:

ENTRANCE HALL

Spacious landing with partially vaulted ceiling and Velux window, large loft space, radiator, ample built in storage, doors to:

LOUNGE

15'3 into bay x 11' (4.65m into bay x 3.35m)

High ceiling with cornicing, radiator, double glazed bay window to front aspect.

KITCHEN

9'2 x 6'1 (2.79m x 1.85m)

Fitted with a range of eye and base level cupboards and drawers with worksurfaces over, four ring gas hob with oven below, inset drainer-sink unit with mixer tap, space for appliances including washing machine and dishwasher, wall mounted boiler, double glazed window to front aspect,

BEDROOM

12'6 x 10'5 (3.81m x 3.18m)

Radiator, double glazed window to rear aspect.

BEDROOM

12'7 x 10'7 (3.84m x 3.23m)

Fitted wardrobe, radiator, double glazed window to rear aspect.

BATHROOM

P shaped panelled bath with mixer tap and shower attachment, vanity enclosed wash hand basin, heated towel rail, part tiled walls, tiled flooring, double glazed window with obscured glass to side aspect.

SEPARATE WC

Dual flush low level wc, double glazed window with obscured glass to side aspect.

TENURE

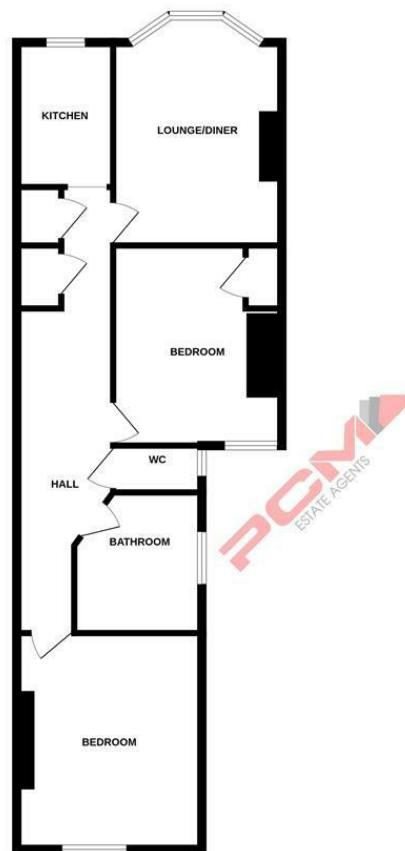
We have been advised of the following by the vendor:

50% Share of Freehold - transferrable with the sale.

Lease: Approximately 947 years.

Service Charge: As & When





TOTAL FLOOR AREA : 730 sq.ft. (67.8 sq.m.) approx.

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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