



PCM Estate Agents welcome to the market this BEAUTIFULLY PRESENTED and RECENTLY REFURBISHED ONE BEDROOM APARTMENT with PRIVATE PARKING. Occupying the GROUND FLOOR of this ATTRACTIVE PERIOD RESIDENCE, offered to the market CHAIN FREE and with a SHARE OF FREEHOLD.

Accommodation comprises an OPEN PLAN LIVING ROOM-KITCHEN, DOUBLE BEDROOM and a STYLISH SHOWER ROOM. This flat also has the benefit of a PRIVATE PARKING SPACE, located at the rear of the building.

Situated on the edge of Hastings Old Town and Town Centre, in a Grade II Listed Square, approximately 100 meters from the seafront and within walking distance of Hastings mainline railway station.

Please call the owners agents now to arrange your immediate viewing and avoid disappointment.

#### **COMMUNAL ENTRANCE**

Laminate flooring, fire alarm system, private front door to:

#### **LOUNGE-KITCHEN**

14'8 max x 12'7 max (4.47m max x 3.84m max )

Laminate flooring, fitted with a range of eye and base level cupboards and drawers, electric cooker and four ring electric hob, inset sink, cupboard housing the water tank, skirting boards, large sash window overlooking Wellington Square.

#### **BEDROOM**

10'2 max x 8'1 max (3.10m max x 2.46m max )

Laminate flooring, skirting boards, sash window to rear aspect with views of Hastings Castle, internal window to bathroom.

#### **SHOWER ROOM**

5'6 x 5'4 (1.68m x 1.63m)

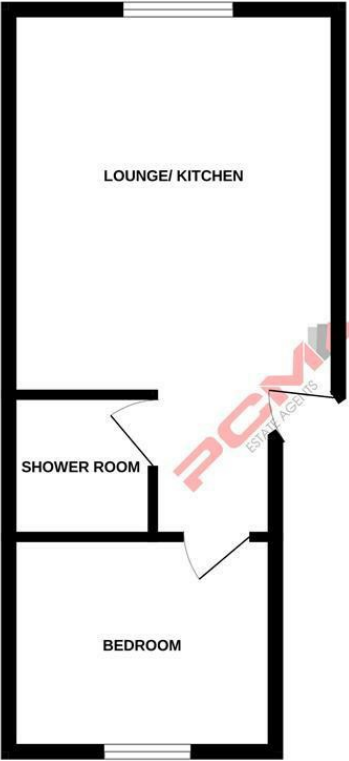
Vinyl flooring, part tiled surround, wash hand basin, shower with rain style shower head and separate shower attachment, wc, heated towel rail, extractor fan, shaver point, internal window to bedroom letting in natural light.

#### **TENURE**

We have been advised of the following by the vendor:  
Share of Freehold - transferrable with the sale.  
Lease: New Lease upon completion  
Service Charge: As & When required



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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