







PCM
ESTATE AGENTS

3 Unicorn House, Croft Road, Hastings, TN34 3HE

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

Offers In Excess Of £170,000

PCM Estate Agents are delighted to present to the market this SPACIOUS ONE BEDROOM GROUND FLOOR APARTMENT with a LONG LEASE. Located in the heart of Hastings historic Old Town, within walking distance of a range of amenities including artisan shops, public houses, eateries and the picturesque Hastings seafront.

The property truly provides you with a UNIQUE OPPORTUNITY to enjoy the vibrant community of the Old Town. Accomodation comprises a GOOD SIZED KITCHEN-LOUNGE AREA and ONE DOUBLE BEDROOM along with access to a COMMUNAL GARDEN.

Please call PCM Estate Agents now to arrange your viewing and avoid disappointment.

COMMUNAL ENTRANCE HALL
Private front door to;

ENTRANCE HALL
Entry phone system, storage cupboard housing the immersion tank and controls for water tank and storage heater,

LOUNGE
15'6 x 11'3 (4.72m x 3.43m)
Electric storage heater, electric fireplace, storage, double glazed window to rear aspect overlooking the communal garden, opening to:

KITCHEN
9'3 x 5'4 (2.82m x 1.63m)
Fitted with a range of eye and base level cupboards and drawers, worksurfaces, electric oven and hob with extractor, space and plumbing for washing machine, space for under counter fridge freezer, inset sink with mixer tap.

BEDROOM
12' x 11'9 (3.66m x 3.58m)
Large built in wardrobe with hanging rail and over the top storage space, electric storage heater, double glazed window to front aspect.

BATHROOM
6'5 x 5' (1.96m x 1.52m)
Dual flush wc, wash hand basin with mixer tap and further storage below, panelled bath with mixer tap and shower attachment over, electric fan heater.

COMMUNAL GARDENS
A particular feature, wrapping around the rear of the property and providing access onto Croft Road. There is a courtyard patio with space for potted plants, seating and entertaining, further area of outside space facing towards the lounge window, further space for seating and a range of mature trees and shrubs.

TENURE
We have been advised of the following by the vendor:
Lease: In excess of 900 years.
Service Charge: £1300 per annum
Ground Rent: £0

AGENTS NOTE
There are two access points to the property, one at the front in Croft Road with an entry phone system to the communal hallway with further steps down to the property, or access via the communal garden which is then at ground level to the flat.

Council Tax Band: A

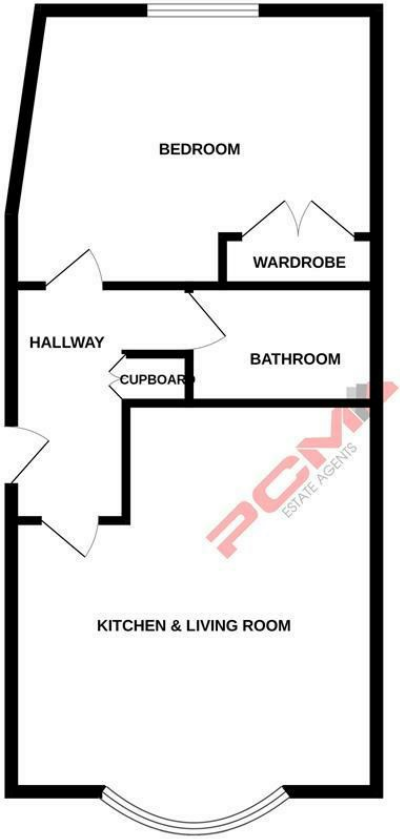




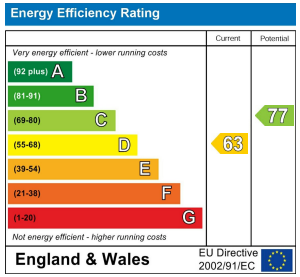


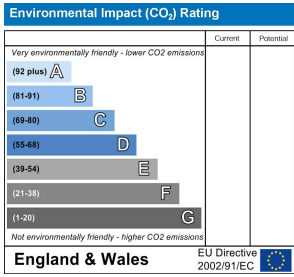


GROUND FLOOR



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.
Made with Metropix ©2025





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.