



ESTATE AGENTS

Flat 2, 12, Holmesdale Gardens, Hastings, TN34 1LY

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Tel: 01424 839111

Price £215,000

PCM Estate Agents are delighted to offer for sale this THREE BEDROOM APARTMENT occupying the HALL FLOOR of this PERIOD BUILDING and offered to the market CHAIN FREE. The property also has the benefit of a SHARE OF FREEHOLD.

Accommodation comprises an entrance hall, BAY FRONTED LOUNGE, kitchen, bathroom and THREE BEDROOMS; two of which are good-sized doubles.

Located on this highly sought-after road positioned on the outskirts of Hastings town centre, within easy reach of amenities, Hastings mainline railway station and seafront.

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

COMMUNAL ENTRANCE

With private front door to:

ENTRANCE HALL

Radiator, two storage cupboards, wall mounted thermostat, opening to:

KITCHEN

13'9 x 6'1 (4.19m x 1.85m)

Fitted with a range of eye and base level units, integrated four ring electric hob with electric oven below, space and plumbing for washing machine, space for tall fridge freezer, inset sink with mixer tap, wall mounted gas boiler part tiled walls, radiator, double glazed window to side aspect, door to:

LOUNGE

13'4 max x 16'4 (4.06m max x 4.98m)

Currently utilised as a bedroom. Radiator, double glazed bay window to rear aspect.

BEDROOM

19'3 into bay x 11' (5.87m into bay x 3.35m)

Currently utilised as a lounge. Radiator, double glazed bay window to front aspect.

BEDROOM

16'3 max narrowing to 14' x 11' (4.95m max narrowing to 4.27m x 3.35m)
Radiator, double glazed window to side aspect.

BEDROOM

11' x 6'9 (3.35m x 2.06m)

Radiator, double glazed window to front aspect, borrowed light window from entrance hall.

BATHROOM

P shaped panelled bath with mixer tap and shower attachment, low level dual flush wc, wash hand basin, two frosted double glazed windows to side aspect.

TENURE

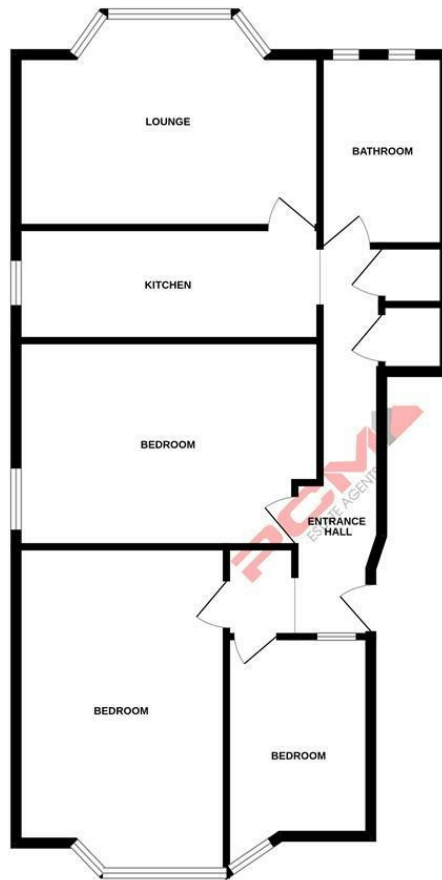
We have been advised of the following by the vendor:

Share of Freehold - transferrable with the sale.

Lease: TBC

Service Charge: TBC





Whilst every attempt has been made to ensure the accuracy of the floorplans 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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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 | 77 | 81 |

| 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 | | |