



ESTATE AGENTS

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Offers In The Region Of £150,000

PCM Estate Agents are delighted to present to the market an opportunity to acquire this CHAIN FREE, GROUND FLOOR exceptionally well-proportioned ONE BEDROOMED GARDEN APARTMENT. The property also has the benefit of its own PRIVATE ENTRANCE and LOVELY TOWNSCAPE VIEWS including views of the SEA.

Conveniently positioned on this sought-after road within Hastings, just a short walk from Hastings Old Historic Town, the stunning green spaces at the West Hill, the picturesque Alexandra Park and Hastings Town Centre with access to mainline railway station with convenient links to London, and the seafront & promenade.

Accommodation comprises an IMPRESSIVE OPEN PLAN RECEPTION ROOM with WELL-EQUIPPED KITCHEN with plenty of storage space and INTEGRATED APPLIANCES, there is a LARGE DOUBLE BEDROOM with DEEP BAY WINDOW to take in those LOVELY VIEWS over Hastings and to the sea. Modern comforts include gas fired central heating and double glazing.

This VICTORIAN TERRACED PROPERTY was converted from a house into flats in approximately 2017.

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

COMPOSITE PRIVATE FRONT DOOR

Opening onto:

IMPRESSIVE OPEN PLAN RECEPTION ROOM

17'5 into bay x 16'4 max (5.31m into bay x 4.98m max)

Ceiling height approximately 10', impressive light and open plan space with wood laminate flooring, two double radiators, television point, wall mounted thermostat control for gas fired central heating, inset down lights. Kitchen area being fitted with a matching range of eye and base level cupboards and drawers with worksurfaces over, cupboards and drawers fitted with soft close hinges, worktops and matching upstands, integrated tall fridge freezer, washing machine and slimline dishwasher, sunken one & ½ bowl sink with mixer tap, wall mounted cupboard concealed boiler, large opening to steps descending to the inner hall, deep double glazed bay window to front aspect.

INNER HALL

Built in storage cupboard, stairs descending to further section of hall providing access to the bedroom and bathroom.

MASTER BEDROOM

15'8 into bay x 15'2 (4.78m into bay x 4.62m)

Ceiling height approximately 10', impressive room filled with light, double radiator, deep double glazed bay window with French doors to a Juliette balcony to the rear aspect allowing for the most spectacular townscape views to Hastings Castle and the sea.

BATHROOM

Modern and comprising a panelled bath with mixer tap and shower over, chrome shower fixing with waterfall style shower head and further hand-held shower attachment, pedestal wash hand basin with mixer tap, dual flush low level wc, part tiled walls, tile effect vinyl flooring, extractor fan for ventilation, heated towel rail, two double glazed windows with obscured glass for privacy.

OUTSIDE

Accessed via external access only there is a section of decked patio.

TENURE

We have been advised of the following by the vendor:

The leaseholders currently have the Right to Manage the building.

Share of Freehold currently being purchased

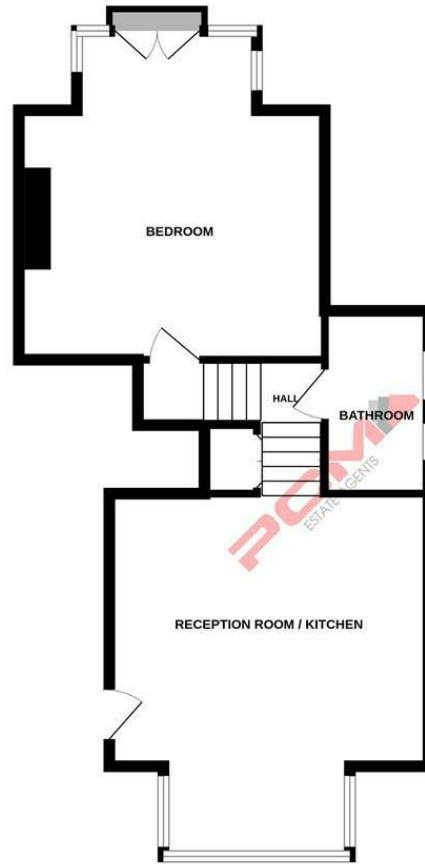
Lease: 999 years from 2017

Service Charge: As & When Required

Ground Rent: £0

Council Tax Band: A





TOTAL FLOOR AREA : 597 sq.ft. (55.5 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		66	78
(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	

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.