



109A, Emmanuel Road, Hastings, TN34 3LE

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Price £150,000

PCM Estate Agents welcome to the market this CHAIN FREE, TWO BEDROOM LOWER GROUND FLOOR FLAT with PRIVATE ENTRANCE, LENGTHY LEASE and a THIRD SHARE OF THE GARDEN, conveniently located in a sought-after region of Hastings.

The well-proportioned accommodation comprises a LOUNGE-DINING ROOM, separate kitchen, TWO DOUBLE BEDROOMS, a bathroom and a SEPARATE WC. The property benefits from one third share of the rear garden, offering a pleasant space.

Conveniently positioned close to local amenities within the West Hill region of Hastings and must be viewed to fully appreciate the convenient position on offer.

Please contact the owners agents now to book your viewing and avoid disappointment.

ACCESS VIA EXTERNAL STEPS

From street level descending to the lower floor, private front door to:

PRIVATE FRONT DOOR

Leading to:

VESTIBULE

Being open plan to:

ENTRANCE HALL

Leading to:

LOUNGE-DINER

14' into bay x 12'4 (4.27m into bay x 3.76m)

Fireplace, radiator, picture rail, double glazed bay window to front aspect.

KITCHEN

13' x11' (3.96m x3.35m)

Fitted with a matching range of eye and base level cupboards and drawers with worksurfaces over, tiled splashbacks, wall mounted boiler, inset drainer-sink unit with mixer tap, space for cooker, space and plumbing for washing and other appliances such as fridge freezer, picture rail wood effect vinyl flooring, double glazed window to rear aspect.

BEDROOM

13'4 x 12'8 (4.06m x 3.86m)

Picture rail, radiator, double glazed window to rear aspect.

BEDROOM

13'8 into bay x 12'5 (4.17m into bay x 3.78m)

Radiator, picture rail, double glazed bay window to front aspect.

BATHROOM

Panelled bath with mixer tap and shower attachment, pedestal wash hand basin with mixer tap, part tiled walls, radiator, storage cupboard, double glazed window to rear aspect.

SEPARATE WC

Low level wc, part tiled walls, double glazed window to rear aspect.

GARDEN

The property benefits from 1/3 share of the rear garden, this flat has the left hand side section.

TENURE

We have been advised of the following by the vendor:

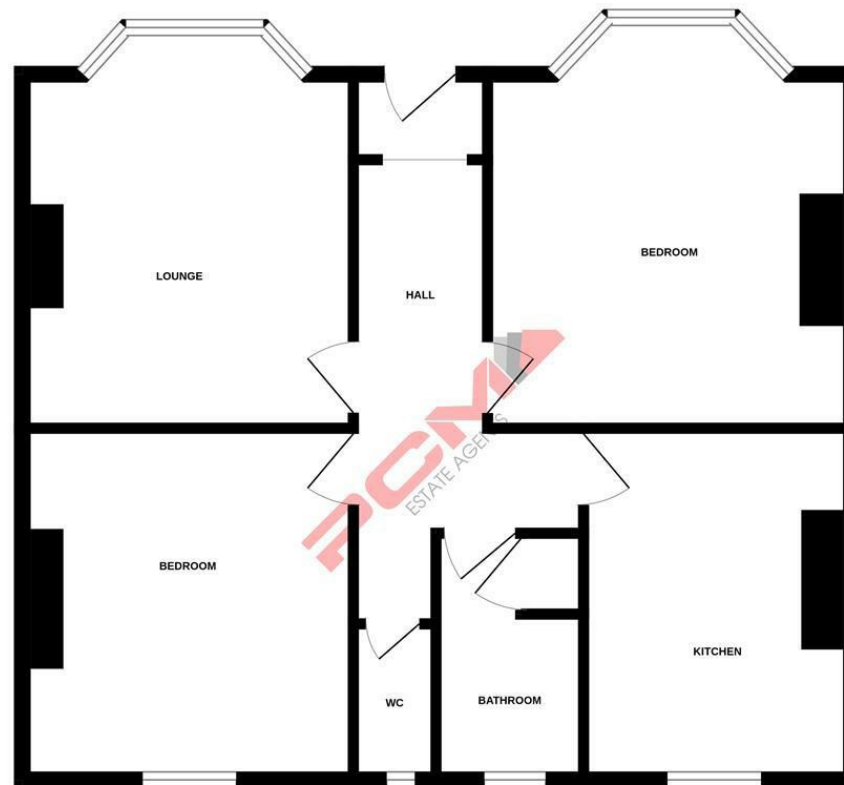
Lease: New lease of 199 years.

Service Charge: 1/3 of any costs, as and when required.

Ground Rent: £0

Council Tax Band: A





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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