

**Shepherds Court, Shepherds Way, Hastings, TN35 4BB**

Web: [www.pcimestateagents.co.uk](http://www.pcimestateagents.co.uk)  
Tel: 01424 839111

**Price £125,000**

Situated in the charming area of Fairlight, this PURPOSE BUILT ONE BEDROOM FLAT on Shepherds Way is catered to the OVER 55's and offers a delightful blend of comfort and convenience. The property is ideally situated, providing easy access to local amenities, scenic coastal walks and the vibrant community that Hastings is known for.

Accommodation comprises a PRIVATE ENTRANCE leading to an entrance hall, 15ft LOUNGE-DINING ROOM, kitchen, ONE DOUBLE BEDROOM, shower room and a SEPARATE WC. The property is IN NEED OF MODERNISATION.

The surrounding area boasts beautiful parks and is just a short distance from the stunning coastline, making it an ideal location for those who enjoy outdoor activities.

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

#### **PRIVATE DOUBLE GLAZED FRONT DOOR**

Leading to:

#### **SPACIOUS ENTRANCE HALL**

Coving to ceiling, radiator, built in storage cupboard, wall mounted thermostat control for gas fired central heating, lifeline pull cord, door to:

#### **LOUNGE-DINER**

15'3 x 11' (4.65m x 3.35m)

Measurement excludes door recess, coving to ceiling, double radiator, television point, lifeline pull cord, window to front aspect.

#### **KITCHEN**

9'8 x 8' (2.95m x 2.44m)

Part tiled walls, coving to ceiling, wall mounted boiler, fitted with a matching range of eye and base level cupboards and drawers, worksurfaces, electric hob, electric oven, cooker hood over, inset one & ½ bowl drainer-sink unit with mixer tap, space and plumbing for washing machine, ample space for under counter fridge and separate freezer, lifeline pull cord, double glazed window to front aspect.

#### **BEDROOM**

15'1 x 10' (4.60m x 3.05m)

Radiator, coving to ceiling, dual aspect with windows to front and side.

#### **SHOWER ROOM**

Shower, pedestal wash hand basin with mixer tap, heated towel rail, tiled walls, lifeline pull cord, window to side aspect.

#### **SEPARATE WC**

Low level wc, window to side aspect.

#### **TENURE**

We have been advised of the following by the vendor:

Lease: 99 years from 1987, approximately 61 years remaining.

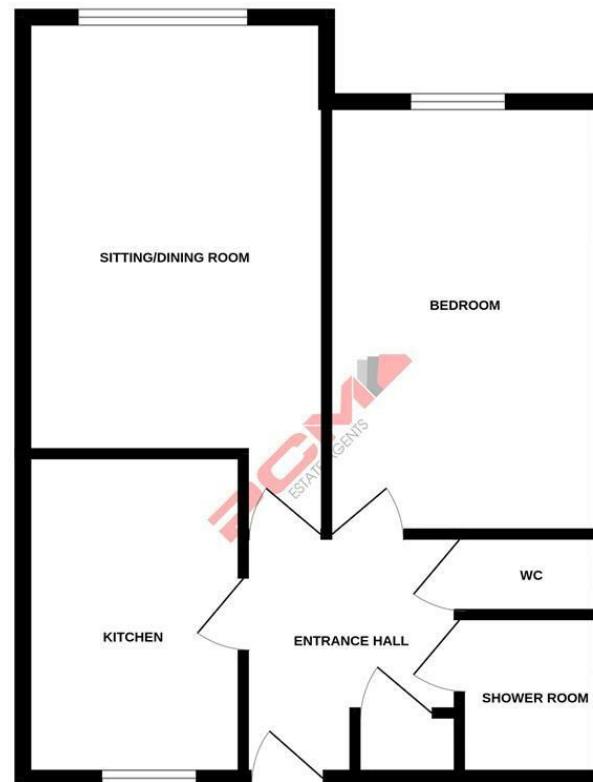
Service Charge: TBC

Ground Rent: TBC

Council Tax Band: B



## 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 operation 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	74	76
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
EU Directive 2002/91/EC			
England & Wales			