



ESTATE AGENTS

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Offers In Excess Of £186,000

PCM Estate Agents are delighted to bring to the market an opportunity to purchase this deceptively spacious THREE BEDROOM UPPER FLOOR MAISONETTE with a LENGTHY LEASE, located in Hastings town centre and therefore giving easy access to all amenities.

This property offers a PRIVATE ENTRANCE and a small AREA OF COURTYARD, as well as well-proportioned accommodation including GAS CENTRAL HEATING and DOUBLE GLAZING. The property is in the heart of the town centre, giving easy access to all amenities including mainline rail station, shopping centre, Alexandra Park and seafront. The property enjoys a lease in excess of 100 years.

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

APPROACHED FROM

Rear of the building close to the entrance to St Andrews Market with door at street level with entry phone and stairs rising to a courtyard area, private front door to;

ENTRANCE HALL

Radiator, stairs to upper floor accommodation, under stairs storage cupboard, wall mounted thermostat control for central heating.

LOUNGE

16'2" max x 13'4" (4.93 max x 4.06)

Fireplace with fitted electric fire, surround and mantle over, radiator, double glazed window to front and additional double glazed bay window with built in window seat and storage beneath.

KITCHEN

12'6" x 9'10" (3.81 x 3.00)

Fitted and comprising single drainer sink unit with cupboards beneath, matching wall and base units, work surfaces, partly tiled walls, built in electric oven with gas hob and cooker hood over, plumbing for washing machine, further appliance space, radiator, larder cupboard, double glazed window to the rear.

WC

Low level wc, wash hand basin.

FIRST FLOOR LANDING

Built in storage cupboard.

BEDROOM ONE

15'10" into bay x 10'0" (4.83 into bay x 3.05)

Radiator, double glazed bay window to the front.

BEDROOM TWO

12'5" x 10'2" (3.78 x 3.10)

Radiator, built in cupboard, double glazed window to the rear.

BEDROOM THREE

10'4" x 5'9" (3.15 x 1.75)

Radiator, double glazed window to the front.

BATHROOM

Comprising panelled bath with mixer tap and shower fitment low level wc, wash basin, tiled walls, radiator, wall mounted gas fired combination boiler, double glazed window to the rear.

OUTSIDE- FRONT

Area of courtyard with outside security light.

TENURE

We have been advised by the vendor of the following:

Lease: In excess of 100 years

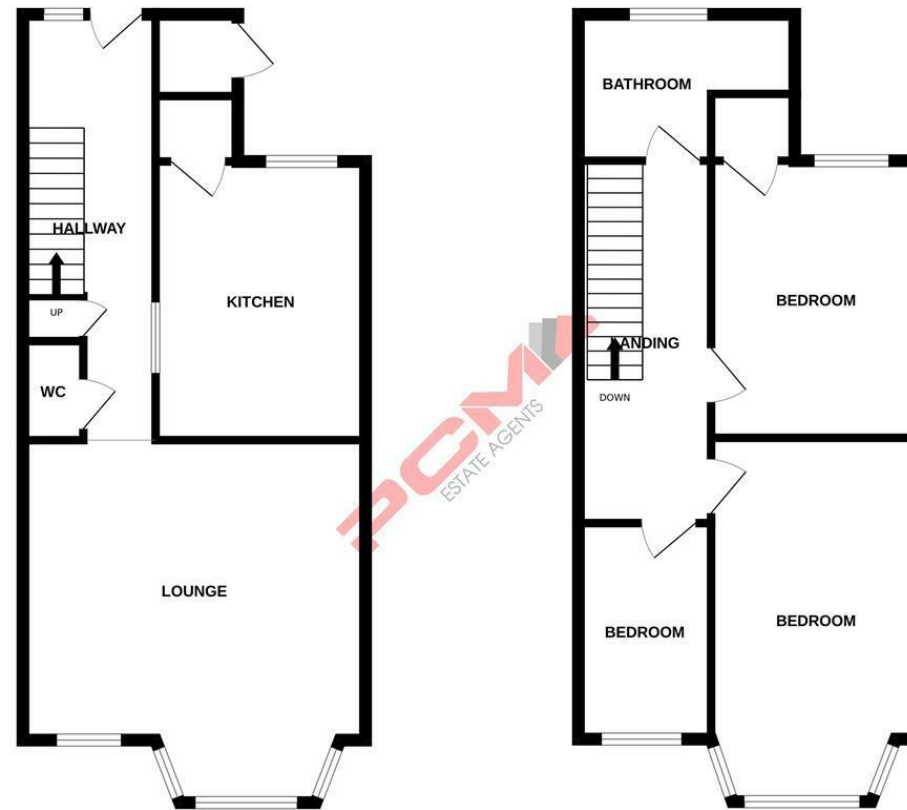
Service Charge: As & When

Ground Rent: £100 per annum approximately.



GROUND FLOOR

1ST 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.
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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	

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	