







PCM
ESTATE AGENTS

36a, Mount Pleasant Road, Hastings, TN34 3SH

Web: www.pcmestateagents.co.uk
Tel: 01424 839111

Offers Over £175,000

** SHARE OF FREEHOLD **
PCM Estate Agents offer to the market an opportunity to acquire this TWO BEDROOM GARDEN FLAT with OFF ROAD PARKING, PRIVATE ENTRANCE and a LARGE PRIVATE REAR GARDEN.

Accommodation comprises an L shaped entrance hall, LOUNGE-DINER, kitchen, TWO BEDROOMS, CONSERVATORY and a bathroom. The property also benefits from gas central heating and double glazed windows. The GARDEN is a delightful feature being private and family friendly, enjoying areas of lawn and patio, ideal for entertaining and eating al-fresco.

Conveniently positioned on the outskirts of Hastings town centre, within easy reach of bus routes and just a short stroll away from Alexandra Park.

Viewing comes highly recommended, please call the owners agents now to book your appointment.

PRIVATE DOUBLE GLAZED DOOR
Located on the side of the building providing access to:

L SHAPED ENTRANCE HALL
Double glazed window to front and side elevations, telephone point, radiators, doors opening to:

LOUNGE-DINER
16'8 x 11'6 (5.08m x 3.51m)
Double radiator, television point, archway through to kitchen, double glazed bay window to front aspect.

KITCHEN
7'7 x 7'6 (2.31m x 2.29m)
Fitted with a matching range of eye and base level cupboards and drawers with solid stone worktops over and tiled splashbacks, space for gas cooker, inset drainer-sink unit with mixer tap, under cupboard lighting, wall mounted cupboard concealed consumer unit for the electrics, space and plumbing for washing machine, door to side aspect leading to the original coal hole which is now utilised as space for the fridge.

BEDROOM
14'10 x 11'8 (4.52m x 3.56m)
Picture rail, wood flooring, double radiator, double glazed bay window to rear aspect with views over the private rear garden.

BEDROOM
14'1 max x 8'5 (4.29m max x 2.57m)
Wood flooring, picture rail, fireplace, wall mounted cupboard concealed boiler, door to rear aspect opening into:

CONSERVATORY
9'6 x 8' (2.90m x 2.44m)
Part brick construction with radiator, power points, double glazed windows to both side and rear elevations, double glazed French doors opening onto the garden.

BATHROOM
Panelled bath with mixer tap and shower attachment, dual flush low level wc, vanity enclosed wash hand basin.

REAR GARDEN
Stone patio abutting the property, path to side elevation leading to a further patio, section of lawn in between, established planted borders and a few small trees, shed, gated access to side.

OUTSIDE- FRONT
Driveway providing off road parking.

TENURE
We have been advised of the following by the vendor:
Share of Freehold
Lease is 999 from 1st October 1987, approximately 960 years remaining.
Maintenance: Approximately £720 per annum.

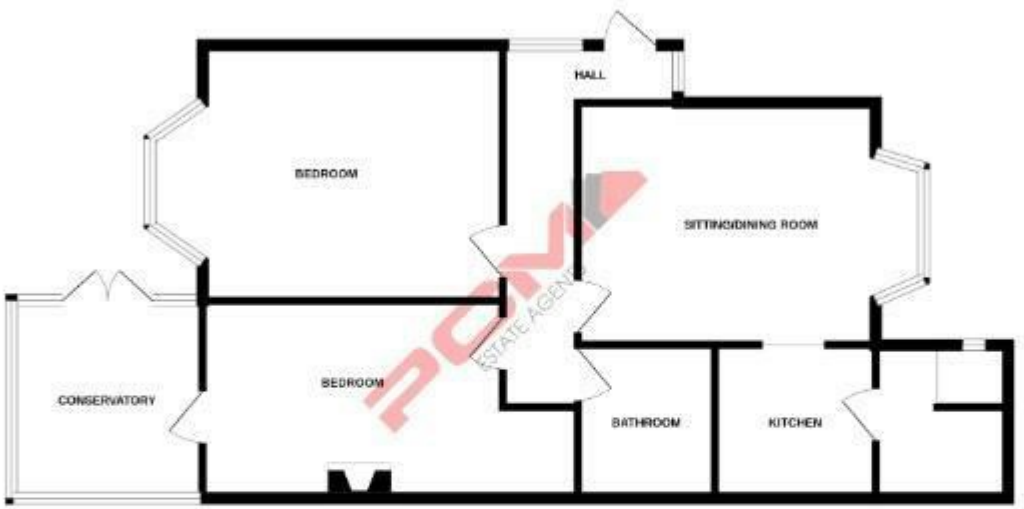
Council Tax Band: A



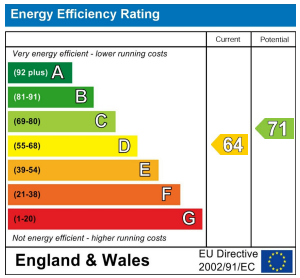


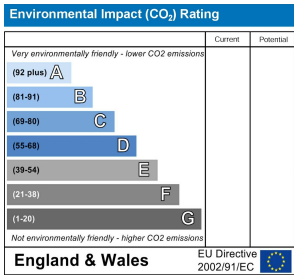






Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and we guarantee as to their operability or efficiency can be given.
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