



HOME + CASTLE
ESTATE AGENTS

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Mount Pleasant Road, Hastings, TN34

Leasehold | Apartment | 2 Bedrooms

OIEO £150,000 This newly renovated two bedroom apartment comes with a rear garden space as well as a new lease term. The lower ground floor home has a private entrance, high ceilings, two double bedrooms as well a contemporary kitchen diner. Ore train station is ideally located within close proximity. With low outgoings considered ideal for investors and first time buyers alike. Offered to the market with no onward chain.

FOR SALE
LEASEHOLD
£150,000

Private Entrance & Hallway

External steps lead down to the private entrance door, which is double glazed uPVC. The hallway has a storage cupboard, carpet, lighting and powerpoints.

Living Room 15'0" x 13'7" (4.59 x 4.15)

This room has a lovely feature fireplace, double glazed bay window and high ceilings. New carpet, powerpoints, electric heater and ceiling light.

Bedroom Two 12'1" x 11'6" (3.70 x 3.52)

A double glazed window which overlooks the rear gardens. Built in cupboard, ornate cast iron fireplace, new carpet, ceiling light, electric heater and powerpoints.

Separate Toilet

Toilet, double glazed window with obscured glass, ceiling light and vinyl flooring.

Bathroom 7'7" x 5'11" (2.33 x 1.81)

A contemporary white suite comprising of vanity unit with basin and storage beneath, bath with mixer tap as well as electric shower over. Storage cupboard housing hot water cylinder. Vinyl flooring, ceiling light and double glazed window with obscured glass.

Kitchen Diner 12'5" x 11'8" (3.79 x 3.57)

A well proportioned room with space for dining table and chairs by the double glazed window. There's a range of contemporary wall and floor units finished with complementary worktop. Stainless steel sink with mixer tap and drainer. Integrated oven, ceramic hob and extractor over. Space and plumbing for washing machine. Vinyl flooring, powerpoints and ceiling light.

Bedroom One 14'11" x 12'10" (4.56 x 3.93)

Double glazed window to the front aspect, built in cupboard, new carpet, electric heater, ceiling light and powerpoints.

Garden Space

The apartment comes with a garden area to the rear that is accessed via a shared undercroft.

Lease Details

Lease term: A new lease of 99 years will be provided upon completion.

Maintenance Charge: £1,000 per annum and is invoiced quarterly.

Ground Rent: Nil

We understand that the new lease will permit subletting.

Additional Information

EPC Rating: E

Council Tax Band: A

All dimensions supplied are approximate and to be used for guidance purposes only. They do not form part of any contract. No systems or appliances have been tested. Kitchen appliances shown on the floor plan are for illustration purposes only and are only included if integrated, built-in, or specifically stated.

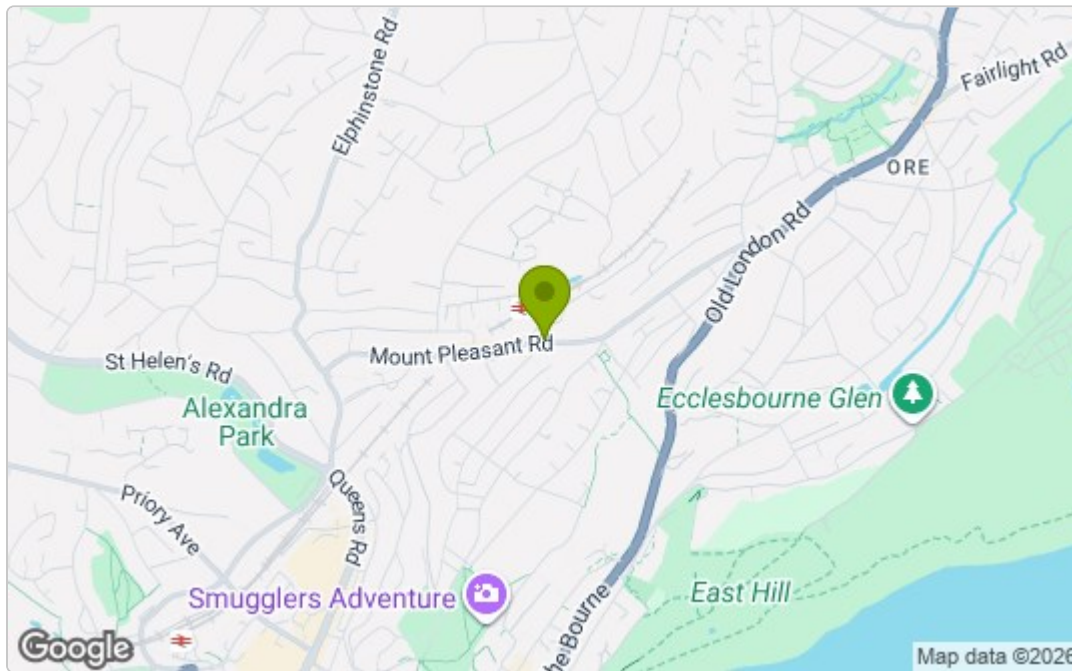
Floor Plan



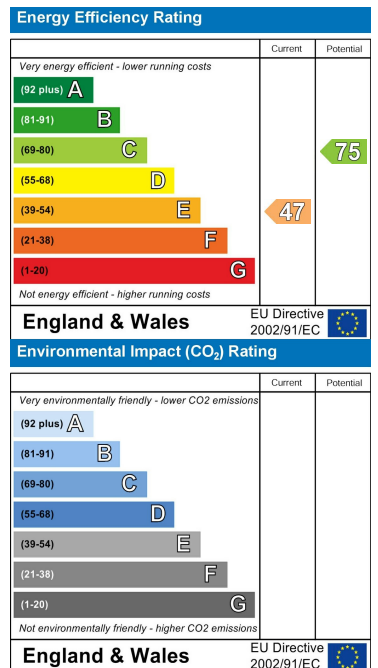
GROSS INTERNAL AREA
 TOTAL: 81 m²/877 sq.ft
 FLOOR 1: 81 m²/877 sq.ft
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

FLOOR 1

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.