



ESTATE AGENTS

**Flat 8 Blacklands Court, 32, Fearon Road, Hastings, TN34 2DL**

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Tel: 01424 839111

**Offers In Excess Of £175,000**

PCM Estate Agents are delighted to present to the market an opportunity to secure this TWO BEDROOM GROUND FLOOR FLAT, situated in this PURPOSE BUILT BLOCK in the highly sought-after Blacklands location. Offered to the market CHAIN FREE and with a LENGTHY LEASE.

Accommodation comprises an entrance hall opening to LOUNGE-DINER, separate MODERN KITCHEN, TWO BEDROOMS both having BUILT IN WARDROBES, and a bathroom. The property also benefits from modern comforts such as gas fired central heating and double glazing throughout.

Located within easy reach of Alexandra Park, as well as being within easy access to Hastings town centre.

Early viewing is considered essential for those seeking a well-proportioned apartment in this much sought-after location. Please contact the owners agents now to avoid disappointment.

#### **COMMUNAL ENTRANCE HALL**

With entry phone system, private front door opening to:

#### **ENTRANCE HALL**

Built in storage cupboard, radiator, entry phone system, wall mounted thermostat, door opening to:

#### **LOUNGE-DINER**

16'1 max x 11'7 max (4.90m max x 3.53m max )

Two radiators, serving hatch to kitchen, double glazed window to front aspect, door to:

#### **KITCHEN**

10'7 x 8'7 (3.23m x 2.62m)

Newly fitted with a range of eye and base level units, four ring electric hob, eye level electric oven, extractor fan, integrated fridge freezer, integrated washing machine, inset one & ½ bowl stainless steel sink with mixer tap, breakfast bar area with additional seating and countertop, radiator, part tiled walls, double glazed window to front aspect.

#### **BEDROOM**

13'7 x 10' (4.14m x 3.05m)

Built in wardrobe with hanging space and shelving above, radiator, double glazed window to rear aspect.

#### **BEDROOM**

10'7 x 8'7 (3.23m x 2.62m)

Built in wardrobes with hanging space and additional shelving, radiator, double glazed window to rear aspect.

#### **BATHROOM**

Panelled bath with mixer tap and separate shower attachment, built in wash hand basin with mixer tap and storage beneath, concealed cistern dual flush wc with additional storage to side, tiled walls, built in storage cupboard housing the wall mounted gas boiler, heated towel rail, frosted double glazed window to side aspect.

#### **TENURE**

We have been advised of the following by the vendor:

Lease: 957 years remaining

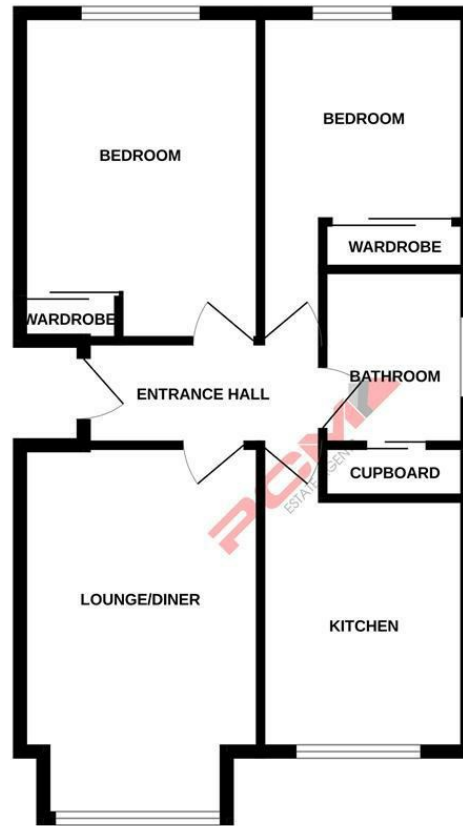
Service Charge: £1400 per annum.

Ground Rent: 165 per annum.

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 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		68	77
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	