



ESTATE AGENTS

**Flat 7 Rose Hill House, 44 Mount Pleasant
Road, Hastings, TN34 3SH**

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

Guide Price £200,000

**** GUIDE PRICE £200,00 - £215,000 ****

PCM Estate Agents are delighted to present to the market an opportunity to secure this particularly well-proportioned TWO BEDROOM GROUND FLOOR FLAT with PRIVATE ENTRANCE and ALLOCATED PARKING. The flat itself benefits from well-proportioned accommodation on the level comprising entrance vestibule, hallway with two large storage cupboards, 18ft LOUNGE-DINING ROOM, kitchen-breakfast room, MASTER BEDROOM with EN SUITE SHOWER ROOM, further double bedroom and a family bathroom.

The property is offered to the market with benefits including GAS FIRED CENTRAL HEATING, replacement DOUBLE GLAZED WINDOWS and a SHARE OF FREEHOLD.

Conveniently located within easy reach of the open spaces and picturesque views of the Alexandra Park and also bus routes providing access to Hastings town centre with its comprehensive range of shopping, sporting, recreational facilities, mainline railway station, seafront and promenade. Please call the owners agents now to book your immediate viewing to avoid disappointment.

PRIVATE DOUBLE GLAZED FRONT DOOR

Leading to;

ENTRANCE VESTIBULE

Further wooden partially glazed door opening onto;

SPACIOUS HALLWAY

Two large storage cupboards, radiator, portable thermostat control for gas central heating, down lights, door to;

LOUNGE-DINING ROOM

18'11" x 16'4" (5.77m x 4.98m)

Down lights, radiator, wall lighting, television point, telephone point, double glazed bay window to front aspect, archway providing access to;

KITCHEN-BREAKFAST ROOM

13'9" narrowing to 9'8" x 10'9" (4.19m narrowing to 2.95m x 3.28m)

Ample space for table and chairs, oak flooring, radiator, down lights, under cupboard lighting, fitted with a range of eye and base level cupboards and drawers with work surfaces over, electric hob with oven below and cooker

hood over. One ½ bowl stainless steel sink unit with mixer tap, integrated dishwasher, integrated fridge freezer, return door to hallway.

BEDROOM ONE

Walk-in shower enclosure with shower, dual flush low level wc, pedestal wash hand basin with mixer tap and tiled splashbacks, chrome ladder style heated towel rail, tiled flooring, part tiled walls, extractor for ventilation, double glazed window to rear aspect.

EN SUITE SHOWER ROOM

Walk-in shower enclosure with shower, dual flush low level wc, pedestal wash hand basin with mixer tap and tiled splashbacks, chrome ladder style heated towel rail, tiled flooring, part tiled walls, extractor for ventilation, double glazed window to rear aspect.

BEDROOM TWO

11'8" x 11'4" (3.56m x 3.45m)

Radiator, double glazed window to rear aspect.

BATHROOM

Panelled bath with mixer tap and shower attachment, dual flush low level wc, pedestal wash hand basin with mixer tap and tiled splashbacks, wall mounted mirror, part tiled walls, tiled flooring, chrome ladder style heated towel rail.

OUTSIDE

Allocated parking bay directly opposite.

TENURE

We have been advised by the vendor of the following;

Share of Freehold - transferable with the sale.

Lease: Approximately 138 years remaining

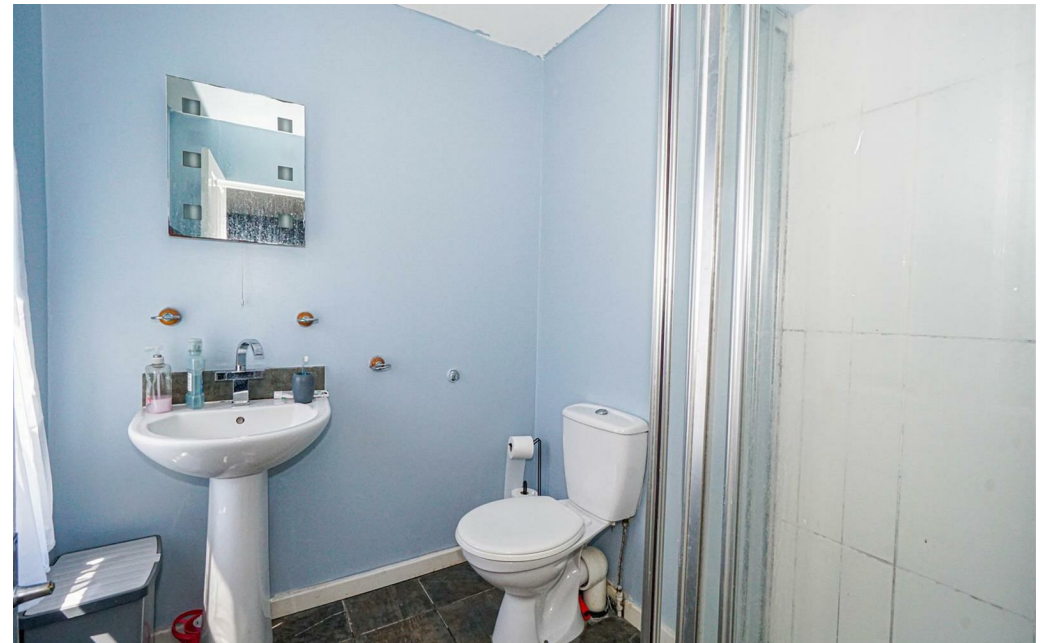
Maintenance: £1008 per annum

Letting: Allowed

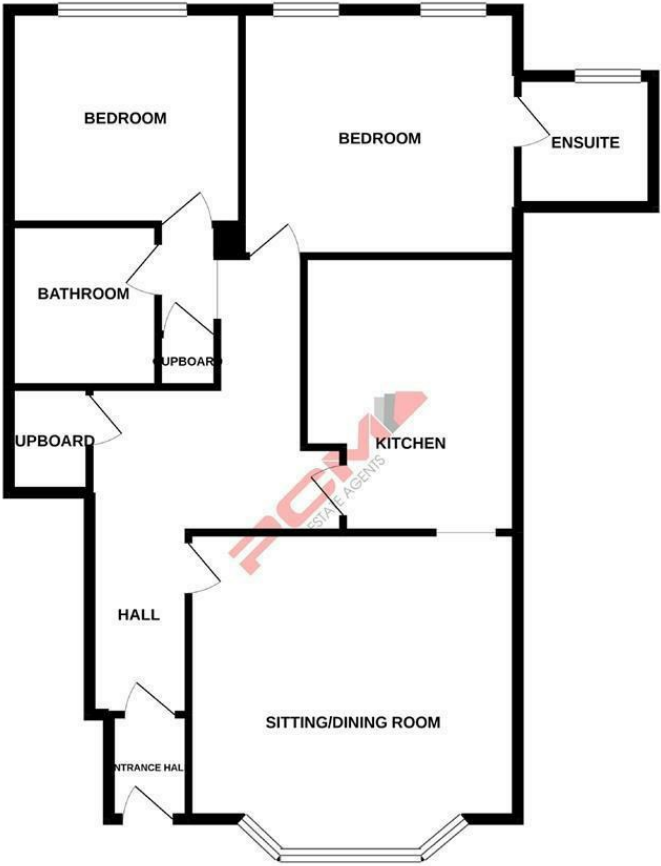
Air BnB: Unsure

Pets: Allowed

Council Tax Band: A



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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