



ESTATE AGENTS

Flat 3, 13, Wellington Square, Hastings, TN34 1PB

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£160,000

PCM Estate Agents welcome to the market this BEAUTIFULLY PRESENTED and RECENTLY REFURBISHED ONE BEDROOM APARTMENT with PARTIAL SEA VIEWS. Occupying the SECOND FLOOR of this ATTRACTIVE PERIOD RESIDENCE, offered to the market CHAIN FREE and with a SHARE OF FREEHOLD. Situated on the edge of Hastings Old Town and Town Centre, in a GRADE II LISTED SQUARE, approximately 100 meters from the seafront and within walking distance of Hastings mainline railway station.

Accommodation comprises an OPEN PLAN 17FT LIVING ROOM-KITCHEN with integrated appliances, DOUBLE BEDROOM and a STYLISH SHOWER ROOM. This flat also has the benefit of partial SEA VIEWS.

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

COMMUNAL ENTRANCE

Stairs rising to the second floor, private front door to:

HALLWAY

Laminate flooring, fire alarm system.

LOUNGE-KITCHEN

17'1 max x 14'9 max (5.21m max x 4.50m max)

Laminate flooring, feature fireplace, ample storage, eye and base level units, built in electric cooker with four ring induction hob, inset sink, integrated washer/dryer and fridge freezer , slimline dishwasher, sash window overlooking Wellington Square.

BEDROOM

10' max x 8'6 max (3.05m max x 2.59m max)

Laminate flooring, skirting boards, large sash window having glimpse of the sea and views of Hastings Castle, internal window to shower room.

SHOWER ROOM

5'4 x 4'9 (1.63m x 1.45m)

Vinyl flooring, part tiled surround, wash hand basin, shower with rain style shower head and separate shower attachment, wc, heated towel rail, extractor fan, internal window to bedroom letting in natural light.

TENURE

We have been advised of the following by the vendor:
Share of Freehold - transferrable with the sale.
Lease: New Lease upon completion
Service Charge: As & When required



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 here 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		