



ESTATE AGENTS

Flat 3 Haig House, Devonshire Road, Hastings, TN34 1NH

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Price £300,000

PCM Estate Agents are delighted to present to the market this CHAIN FREE PENTHOUSE APARTMENT located over the SECOND & THIRD FLOORS, with THREE BEDROOMS, THREE BATHROOMS and a SUN TERRACE. Situated in the heart of Hastings town centre, within easy reach of Hastings mainline railway station, bus station and seafront, whilst also being a stone's throw from local shops and amenities.

Accommodation comprises THREE DOUBLE BEDROOMS, two of which having EN-SUITE's and one master bathroom. There is a 30ft KITCHEN-DINER with INTEGRATED APPLIANCES, LOUNGE and a PRIVATE SUN TERRACE with views to Hastings Castle. The property has home comforts including double glazed windows, gas central heating and an efficient boiler that can service all three bathrooms at the same time.

Please contact the owners agents now to book your viewing on this APARTMENT IN THE HEART OF THE TOWN to avoid disappointment.

COMMUNAL ENTRANCE

With stairs rising to the first floor, private wooden front door leading to:

ENTRANCE HALL

With ample space for storing coats and shoes if needed, stairs rising to:

HALLWAY

51' x 4'2 max (15.54m x 1.27m max)

Carpeted, six double glazed windows to side aspect having views over the town, skirting boards and spotlights, radiator, entry phone system, fire alarm, loft access, two radiators, stairs to upper floor accommodation, doors to:

KITCHEN-DINER

30' x 9'1 max (9.14m x 2.77m max)

Comprising a range of eye and base level cupboards and drawers, integrated dishwasher, fridge freezer and washing machine, part tiled surround, inset double sink, electric cooker with four ring gas hob and extractor over, inset spotlights, fire alarm, sprinkler system, wall mounted boiler, tiled flooring, radiator, skirting boards, four Velux windows, inset spotlights.

LOUNGE

18'6 x 16'5 (5.64m x 5.00m)

Carpeted, two radiators, skirting boards, inset spotlights, fire alarm system and sprinkler system, double glazed window to side aspect, French doors leading to:

SUN TERRACE

28'8 max x 12'3 max (8.74m max x 3.73m max)

Offering ample space for eating al-fresco and entertaining, laid with stone patio, shed, views over the town and to the castle.

BEDROOM

15'1 x 8'9 (4.60m x 2.67m)

Carpeted, skirting boards, radiator, three built in wardrobes, inset spotlights, fire alarm, double glazed windows to front, door to:

EN-SUITE

10'2 x 4'3 (3.10m x 1.30m)

Panelled bath with shower attachment, wc, wash hand basin, part tiled surround, extractor fan, shaver point, inset spotlights, vinyl flooring, skirting boards, heated towel rail, double glazed window to front aspect.

BEDROOM

13'9 max x 11'5 max (4.19m max x 3.48m max)

Carpeted, skirting boards, radiator, storage cupboard, inset spotlights, double glazed window to side aspect, door to:

EN-SUITE

9'8 x 4'5 (2.95m x 1.35m)

Shower cubicle with tiled surround, wc, pedestal wash hand basin, extractor fan, inset spotlights, vinyl flooring, skirting boards, heated towel rail, double glazed window to side aspect.

LANDING

Velux window, ample storage, inset spotlights, fire alarm, door to:

BEDROOM

14' max x 10'8 max (4.27m max x 3.25m max)

Carpeted, radiator, skirting boards, inset spotlights, fire alarm system, built in wardrobe, dual aspect with two double glazed windows having views over the town.

BATHROOM

11'3 x 6'6 (3.43m x 1.98m)

Bath with shower attachment and screen, pedestal wash hand basin, wc, shaver point, vinyl flooring, skirting boards, part tiled walls, extractor fan, inset spotlights, heated towel rail.

TENURE

We have been advised of the following by the vendor:

Lease: Approximately 105 years remaining.

Service Charge: Approximately £2180 per annum.

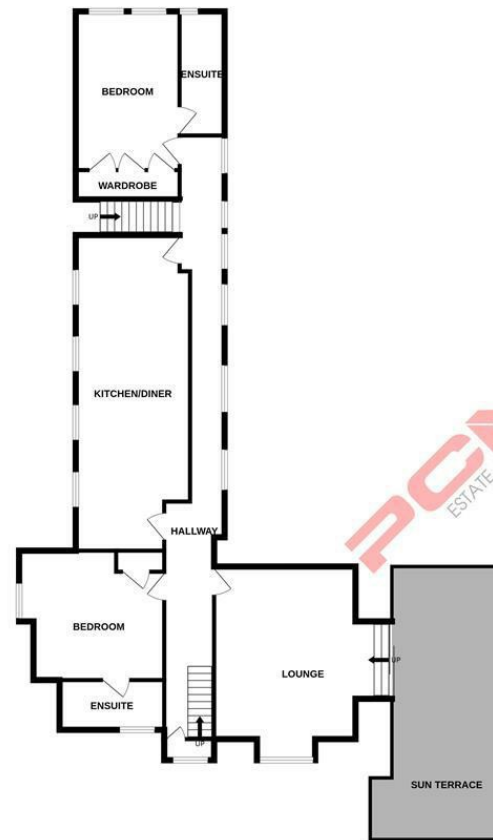
Sinking Fund: Approximately £1000 per annum

Ground Rent: Approximately £75 per 6 months.

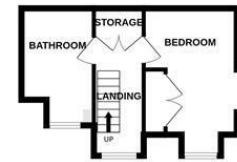
Council Tax Band: B



SECOND FLOOR



THIRD 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) 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	