



ESTATE AGENTS

Flat 1, 5, Quarry Crescent, Hastings, TN34 3SD

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Tel: 01424 839111

Price £125,000

PCM Estate Agents are delighted to present to the market an exciting and RARE OPPORTUNITY to acquire this CHAIN FREE, RECENTLY REFURBISHED, ONE BEDROOM LOWER GROUND FLOOR GARDEN FLAT. The property benefits from a SHARE OF FREEHOLD, PRIVATE ENTRANCE and its own private area of garden.

Inside, the accommodation comprises an inviting entrance hall, good sized lounge, MODERN NEWLY FITTED KITCHEN, ONE BEDROOM and a NEWLY FITTED SHOWER ROOM. The property has electric heating and double glazed windows.

Conveniently positioned in this quiet region of Hastings, just a short stroll from Alexandra Park and Hastings town centre with its vast range of amenities.

Viewing comes highly recommended, please call the owners agents now to book your viewing.

COMPOSITE DOUBLE GLAZED PRIVATE FRONT DOOR

Opening to:

ENTRANCE HALL

Double glazed windows either side, wood laminate flooring, offering ample space to take off shoes and hang coats.

LOUNGE-DINER

15'1 max x 11'1 max (4.60m max x 3.38m max)

Two electric radiators, television point, wood laminate flooring, down lights, double glazed windows, open plan to:

KITCHEN

14'9 max x 10'2 (4.50m max x 3.10m)

Fitted with a matching range of eye and base level cupboards and drawers with worksurfaces over, breakfast bar seating area, tiled splashbacks, wood laminate flooring, electric Lamona hob with fitted cooker hood over, waist level double oven and grill, inset drainer-sink unit with mixer tap and space and plumbing for washing machine.

BEDROOM

10'6 max x 8'1 (3.20m max x 2.46m)

Wall mounted electric radiator, double glazed window.

SHOWER ROOM

Walk in shower, low level wc, pedestal wash hand basin with chrome mixer tap, heated towel rail, partially aquaborded walls, wood effect laminate flooring, down lights, extractor fan for ventilation.

OUTSIDE

Private decked patio offering ample space to entertain, eat al-fresco and enjoy the lovely townscape views.

TENURE

We have been advised of the following by the vendor:

20% Share of Freehold - transferrable with the sale

Lease: Remainder of a 999 years

Service Charge: As & When Required

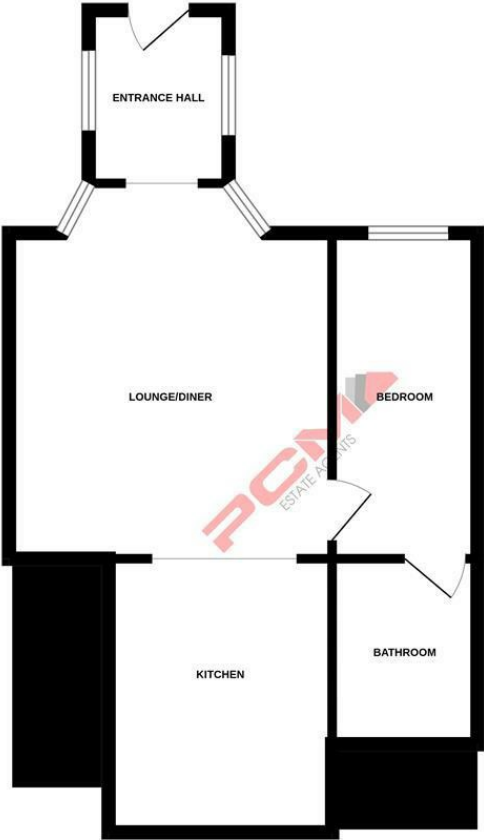
Letting: Not Allowed

Air BnB: Not Allowed

Pets: Allowed



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) 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		