PCM ESTATE AGENTS

Flat 1, 1, Burdett Place, Hastings, TN34 3ED

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Price £265,000

PCM Estate Agents are delighted to present to the market an opportunity to acquire this GRADE II LISTED TWO BEDROOM MAISONETTE with PRIVATE COURTYARD, ideally position in the heart of Hastings Old Town. Offered to the market CHAIN FREE.

Accommodation is well-proportioned and arranged over two floors comprising TWO GENEROUS DOUBLE BEDROOMS and a MODERN BATHROOM. Stairs descend to the ground floor comprising a KITCHEN-BREAKFAST ROOM and a comfortable lounge, providing a practical and versatile living space. There is also secured gated entrance to Burdett Place, providing an added sense of privacy.

Externally the property benefits from a PRIVATE COURTYARD GARDEN offering ample space for seating and entertaining, with a useful storage cupboard.

Situated just off of George Street, the property enjoys a tucked-away position, whilst remaining within easy reach of a wealth of independent shops, cafe's and restaurants that Hastings Old Town has to offer.

This CHARMING GRADE II LISTED MAISONETTE offers a fantastic opportunity to acquire a property in one of Hastings most sought-after and historic locations. Viewing is essential to fully appreciate the accommodation, outdoor space and excellent location on offer, please contact PCM Estate Agents now to book your viewing and avoid disappointment.

COMMUNAL ENTRANCE
Stairs rising to the first floor, private font door to:

ENTRANCE HALL
Exposed wooden floorboards, entry telephone system, stairs descending to the ground floor accommodation, secondary glazed window to rear aspect, door to:

BEDROOM
12'9 max x 10'2 max (3.89m max x 3.10m max)
Built in wardrobe with hanging space, additional cupboards below and further storage above, exposed wooden floorboards, radiator, single glazed sash window to front aspect and additional secondary glazed window to front aspect.

BEDROOM
10'1 x 7'1 (3.07m x 2.16m)
Exposed wooden floorboards, radiator, secondary glazed window to rear aspect.

BATHROOM
Panelled bath with mixer tap and waterfall style shower head, dual flush low level wc, wash hand basin with mixer tap and storage beneath, chrome heated towel rail, extractor fan, part tiled walls, exposed wooden floorboards.

GROUND FLOOR LANDING
Entry telephone system, wall mounted thermostat, radiator, under stairs storage cupboard, door opening to:

LOUNGE
16'6 max x 9'9 max (5.03m max x 2.97m max)
Inset LED ceiling spotlights, radiator, single glazed sash window to front aspect with additional secondary glazed unit.

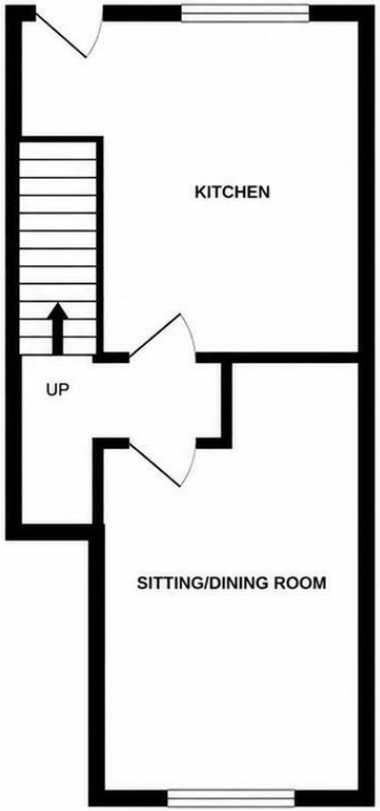
KITCHEN-DINING ROOM
13'2 max x 10'3 (4.01m max x 3.12m)
Comprising a range of eye and base level units, four ring gas hob with extractor above and electric oven below, space for tall fridge freezer, cupboard housing the wall mounted gas boiler, integrated slimline dishwasher, space and plumbing for washing machine, radiator, tiled flooring, single glazed sash window to rear aspect with door to:

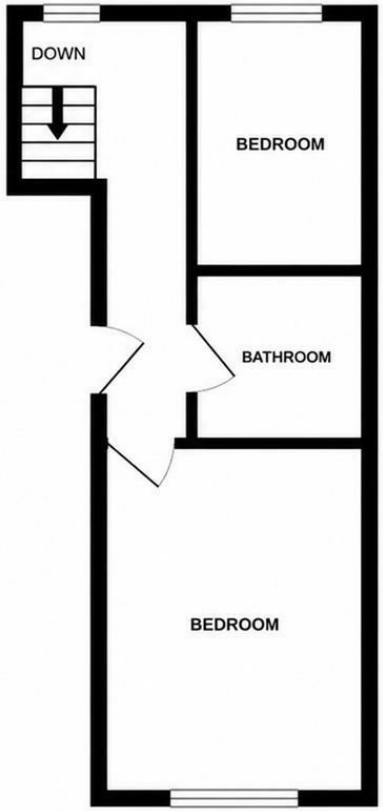
COURTYARD
Good sized area of patio providing ample space for eating alfresco, external power, built in storage cupboard, canopied area and side access gate leading to the front of the property.

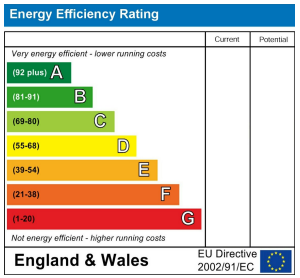
TENURE
We have been advised of the following by the vendor:
Lease: Approximately 118 years remaining.
Service Charge & Ground Rent £300 p/a combined + 25% of any works due

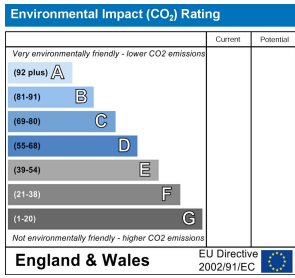
Council Tax Band: B

LOVE IS THE DRUG









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.