



Flat 14 Caple Court, Albany Road, St. Leonards-On-Sea, TN38 0LL

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

Price £179,950

PCM Estate Agents are delighted to present to the market an opportunity to secure this SECOND FLOOR APARTMENT enjoying a SHARE OF FREEHOLD, LENGTHY LEASE, COMMUNAL GARDENS and an ALLOCATED PARKING SPACE. Offered to the market CHAIN FREE.

The property would make an IDEAL FIRST TIME PURCHASE, investment or for those seeking a well-positioned apartment with excellent storage. Accommodation comprises an entrance hall with three useful storage cupboards, one of which currently utilised as a pantry cupboard with power, another with storage for coats and shoes, with the remaining being used as an airing cupboard. There is a LOUNGE-DINER featuring DUAL ASPECT windows allowing an abundance of natural light into the room, kitchen, ONE DOUBLE BEDROOM benefitting from DUAL ASPECT windows and a SHOWER ROOM.

The property also benefits from use of the COMMUNAL GARDENS, with communal washing line, and an ALLOCATED PARKING SPACE.

Located within easy reach of regular bus routes providing access to Hastings town centre with its comprehensive range of shopping, sporting and recreational facilities, mainline railway station, seafront and promenade

To fully appreciate the space and position on offer, please contact PCM Estate Agents today to arrange your viewing and avoid disappointment.

COMMUNAL ENTRANCE

With entry telephone system, stairs rising to the top floor, private front door to:

ENTRANCE HALL

Entry phone system, loft hatch providing access for storage (not owned by the property or included in the sale), three cupboards, one of which housing the hot water tank and having shelving, on with hanging space and storage for coats and shoes, with the remaining being a pantry space with electric consumer unit and meter, space for freestanding fridge freezer and additional shelving. Door to:

LOUNGE-DINER

18'4 x 11'1 (5.59m x 3.38m)

Two electric night storage heaters, dual aspect with double glazed windows.

KITCHEN

7'8 x 5'9 (2.34m x 1.75m)

Comprising a range of eye and base level units with four ring electric hob with electric oven below, space and plumbing for washing machine, space for tumble dryer, inset stainless steel sink with mixer tap, double glazed window to rear aspect.

BEDROOM

13'9 x 11'1 (4.19m x 3.38m)

Electric night storage heater, dual aspect with double glazed windows to front and side aspects.

SHOWER ROOM

Comprising a double shower, wash hand basin, electric radiator, low level dual flush wc, part tiled walls, extractor fan, frosted double glazed window to front aspect.

COMMUNAL GARDEN

The property benefits from use of the communal gardens, which are mainly laid to lawn and also provides space to hang out washing.

PARKING

One allocated space.

TENURE

We have been advised of the following by the vendor:

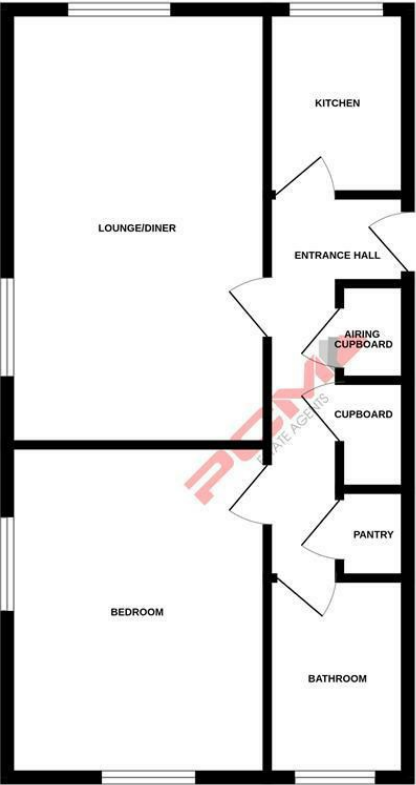
Share of Freehold - transferrable with the sale.

Lease: 987 years remaining.

Service Charge: Approximately £704 per annum.



2ND 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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