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5BN**

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Tel: 01424 839111

**Guide Price £150,000**

\*\* GUIDE PRICE £150,000 to £160,000 \*\*

Conveniently situated for access to the local shopping facilities at Ore Village is this SUPERBLY PRESENTED, TWO BEDROOMED APARTMENT situated on the FIRST FLOOR of this PURPOSE BUILT BLOCK enjoying benefits including gas central heating, double glazing, MODERN KITCHEN, 16' lounge with BALCONY to the rear, modern bathroom & wc, TWO GOOD SIZED BEDROOMS and a LENGTHY LEASE.

Located for easy access to Ore Village, local school and bus routes to Hastings town centre with its comprehensive range of shopping, sporting, recreational facilities, mainline railway station, seafront and promenade.

Call now to arrange your immediate viewing on this SUPERBLY PRESENTED, PURPOSE BUILT APARTMENT!

#### **COMMUNAL ENTRANCE LOBBY**

Stairs down to;

#### **FIRST FLOOR**

Front door to;

#### **ENTRANCE HALLWAY/ BREAKFAST ROOM**

9'0" x 6'3" (2.74 x 1.91)

Double glazed window to front aspect, radiator, fitted breakfast bar, entry phone receiver, doorway to;

#### **KITCHEN**

8'7" x 7'11" (2.62 x 2.41)

Double glazed window to front aspect, stainless steel inset sink, range of modern high gloss base units comprising cupboards and drawers set beneath working surfaces, matching wall units over, integrated fridge freezer, stainless steel and glass and chimney style cooker hood with stainless steel back plate over inset four ring ceramic hob, stainless steel single oven, plumbing for washing machine, cupboard housing wall mounted gas boiler, radiator.

#### **LOUNGE**

16'0" x 10'11" (4.88 x 3.33)

Double glazed sliding patio doors opening to balcony to the rear enjoying views over rooftops, radiator, return door to hallway/breakfast area, door to;

#### **INNER HALLWAY**

Inset ceiling spotighting.

#### **BEDROOM ONE**

12'8" max x 10'8" max (3.86 max x 3.25 max)

Double glazed window to rear aspect, built in cupboard, radiator, return door to inner hallway.

#### **BEDROOM TWO**

11'10" x 9'2" (3.61 x 2.79)

Double glazed window to front aspect, built in cupboard, radiator, return door to inner hallway.

#### **BATHROOM**

Double glazed window to front aspect, modern white suite comprising panelled shower bath with rain waterfall shower and mixer tap below, fitted shower screen, pedestal wash hand basin, low level wc, heated towel rail/radiator, fitted shelving, return door to inner hallway.

#### **TENURE**

We are advised by the owner of the following;

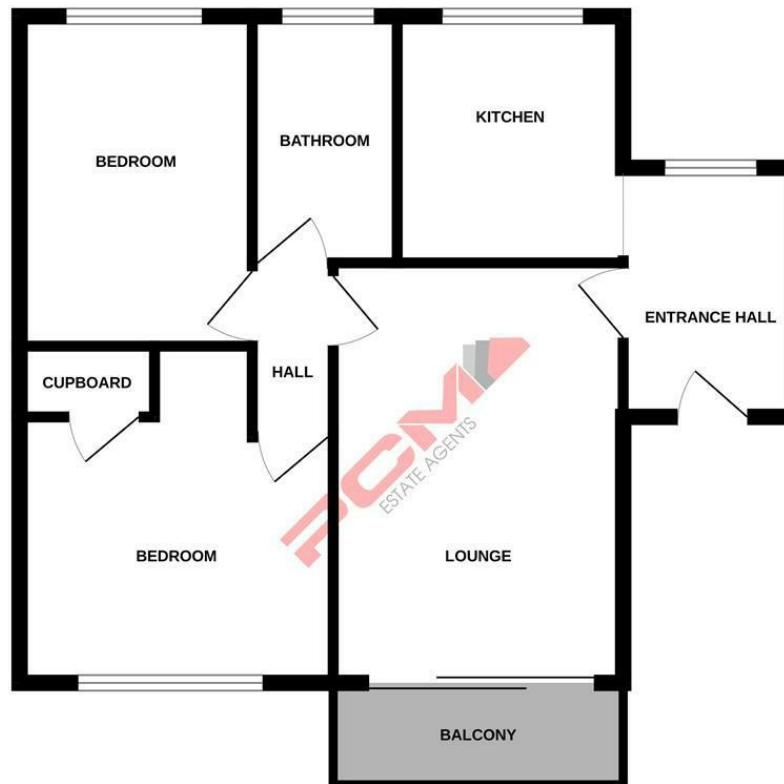
Lease: 125 years from 2013, approximately 113 years remaining

Maintenance: £2520 approximately per annum

Ground Rent: £100 per annum.



## 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 fixtures and fittings 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	74	78
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A	75	80
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC			
England & Wales			