



35 Albany Court, Robertson Terrace, Hastings, TN34 1JH

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Price £180,000

PCM Estate Agents are delighted to present to the market an opportunity to secure this TWO BEDROOM GROUND FLOOR APARTMENT with SEA VIEWS, use of an OUTDOOR SPACE and a LENGTHY LEASE. Offered to the market CHAIN FREE!

Accommodation comprises an entrance hall, LOUNGE with patio doors to a COMMUNAL OUTDOOR SPACE enjoying SEA VIEWS, separate kitchen, TWO BEDROOMS, SHOWER ROOM and a SEPARATE WC.

Located within a sough-after and PURPOSE BUILT building within Hastings town centre, offering spacious accommodation throughout in addition to having AMPLE STORAGE SPACE.

Viewing comes highly recommended for those seeking an apartment within this prime location of Hastings town centre.

COMMUNAL ENTRANCE

With entry phone system, security door opening to communal entrance hall, private front door to:

ENTRANCE HALL

Radiator, two storage cupboards, one of which having additional hanging space and the other with shelving, door to:

LOUNGE-DINER

13'4 x 11'3 (4.06m x 3.43m)

Radiator, double glazed windows to front aspect enjoying pleasant sea views, patio doors providing access to an area of outdoor space (not private or included in the leasehold title).

KITCHEN

10'7 x 8'8 max (3.23m x 2.64m max)

Fitted with a range of eye and base level units, four ring electric hob with extractor above, eye level electric double oven, space for tall fridge freezer, space and plumbing for washing machine, space for tumble dryer, storage cupboard housing the wall mounted gas boiler, further storage cupboard housing the electric consumer unit and meter - which can also be accessed via the communal hall also.

BEDROOM

11'2 x 10'8 (3.40m x 3.25m)

Radiator, additional storage cupboard, two double glazed windows to front aspect again providing pleasant views out toward the sea.

BEDROOM

8'7 x 8'7 (2.62m x 2.62m)

Radiator, storage cupboard with hanging space, double glazed window to rear aspect.

SHOWER ROOM

Double shower with waterfall style shower head, wash hand basin with mixer tap and storage beneath, chrome heated towel rail, storage cupboard, tiled walls, tiled flooring.

SEPARATE WC

Comprising a low level dual flush wc, wash hand basin with mixer tap and storage beneath, tiled flooring, part tiled walls, frosted double glazed window to rear aspect.

COMMUNAL PAVED AREA

The property enjoys direct access to an area of outdoor space, but this is not included in the leasehold title. Enjoying pleasant views out to the sea, space for outdoor dining and entertaining.

TENURE

We have been advised of the following by the vendor:

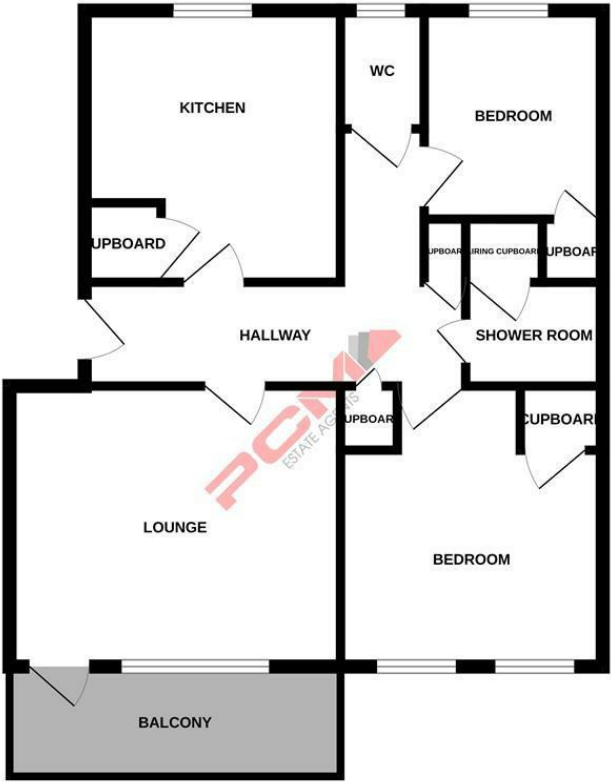
Lease: 120 approximately

Service Charge: £2,000 approximately every 6 months

Ground Rent: TBC



GROUND FLOOR



While 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.

