PCM ESTATE AGENTS

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Price £139,995

PCM are delighted to present to the market this beautifully presented one-bedroom courtyard apartment, set across the ground floor of an attractive residence, offering a perfect blend of style, comfort, and coastal living.

Ideally positioned in a highly sought-after central location, the property is just moments from the vibrant shops at Priory Meadow, the seafront, Alexandra Park, and Hastings mainline station with direct links to London, making it as convenient as it is desirable.

The accommodation is centred around an impressive open-plan living space, thoughtfully designed for both relaxing and entertaining. A sleek, modern fitted kitchen provides generous storage and ample worktop space, creating a practical yet elegant heart to the home.
To the rear, the spacious double bedroom complete with double doors opening directly onto a private courtyard, a perfect spot for morning coffee or evening unwinding. The bathroom is stylishly appointed with a bath and shower over, while a wide hallway enhances the sense of space and includes useful built-in storage.

With the added benefit of a share of freehold, this exceptional property presents an outstanding opportunity as a first home, weekend escape, or stylish seaside retreat, a home that truly captures the essence of coastal living.

COMMUNAL FRONT DOOR
Leading to communal entrance hall, private front door to:

ENTRANCE HALL
Wall mounted entry phone system, further door to:

LOUNGE-DINER
16'6 narrowing to 10'7 x 13'1 max narrowing to 7'6 (5.03m narrowing to 3.23m x 3.99m max narrowing to 2.29m)
Large double glazed window to front aspect, high ceilings with recessed lighting, feature ceiling light, partially wood panelled walls, wall mounted electric fire and television point,.

KITCHEN
Fitted with a matching range of eye and base level cupboards and drawers fitted with soft close hinges and having complimentary worksurfaces and tiled splashbacks, electric hob with oven below and cooker hood over, inset sunken stainless steel sink with mixer spray tap, under counter combination fridge freezer and integrated washing machine.

INNER HALLWAY
Ample built in storage, radiator, picture window framing views over the courtyard garden, doors to:

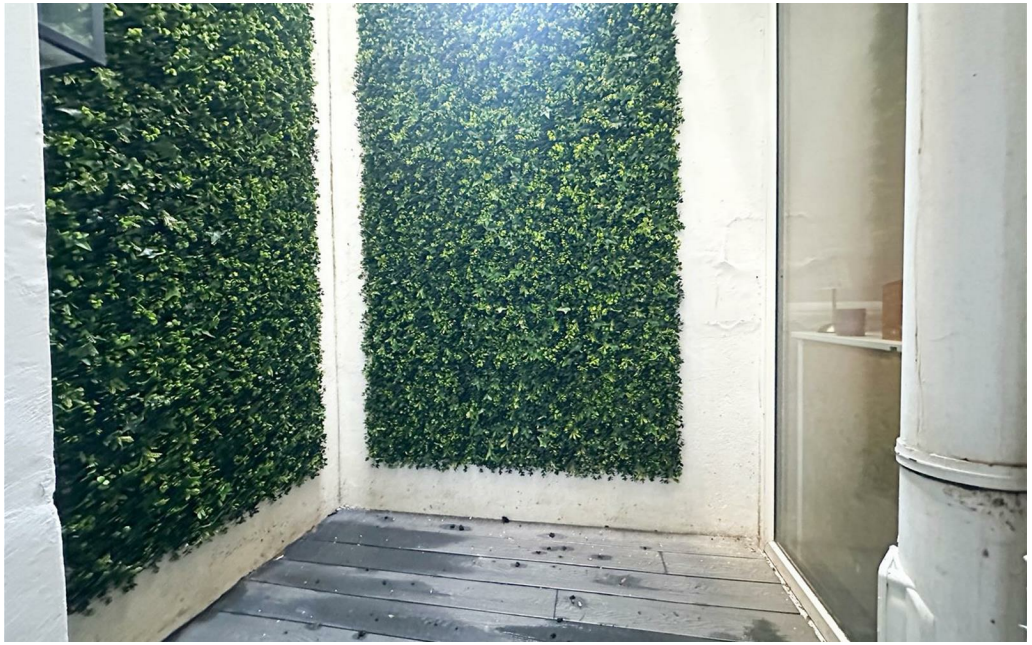
BEDROOM
11' x 10' (3.35m x 3.05m)
High ceilings with recessed lighting and feature ceiling light, partially wood panelled walls, dado rail, radiator, double glazed French doors providing access to a courtyard style garden.

BATHROOM
Panelled bath with mixer tap and shower attachment, pedestal wash hand basin, low level wc, part tiled walls, tiled flooring, heated towel rail, extractor fan for ventilation.

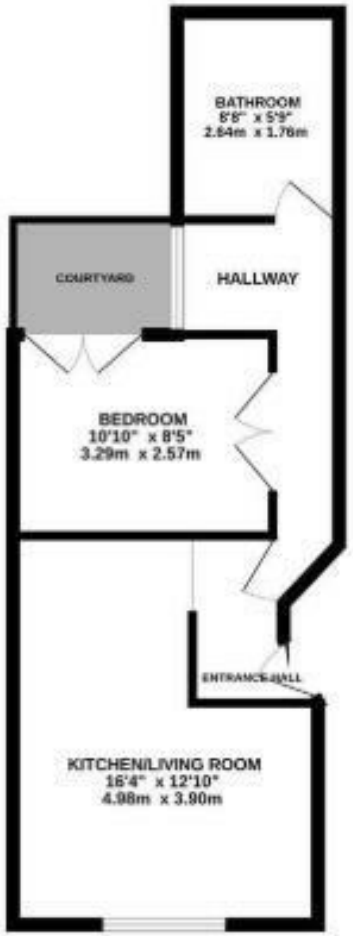
COURTYARD
Composite decking, ample space for bistro style table and chairs.

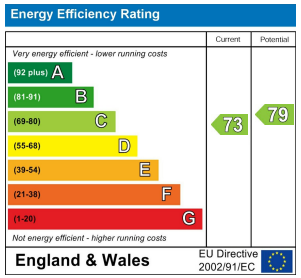
TENURE
We have been advised of the following by the vendor:
Share of freehold - transferrable with the sale.
Service Charge: A third of any costs.

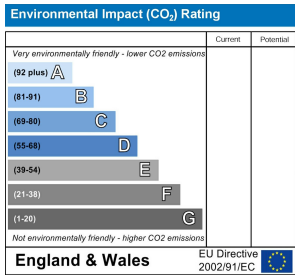
Council Tax Band: A



GROUND FLOOR
413 sq.ft. (38.4 sq.m.) approx.







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.