



PCMA
ESTATE AGENTS

6, Castle Gardens, Hastings, TN34 3RE

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Offers In The Region Of £125,000

A STYLISH ONE BEDROOMED APARTMENT with SEA VIEWS and a SHARE OF FREEHOLD occupying the TOP FLOOR of this ATTRACTIVE PERIOD BUILDING on the outskirts of Hastings town centre and offered to the market CHAIN FREE.

The property has beautifully presented and RECENTLY REFURBISHED ACCOMODATION comprising a living room which enjoys the aforementioned SEA VIEWS, separate recently installed kitchen, ONE DOUBLE BEDROOM, LUXURY BATHROOM SUITE in addition to a UTILITY ROOM.

Conveniently located within walking distance to Hastings town centre with its range of amenities, mainline railway station and seafront, Whilst also considered to be within easy reach of Hastings historic Old Town and the West Hill.

The property is considered an ideal FIRST TIME PURCHASE or SEASIDE RETREAT. Please call PCM Estate Agents now to arrange your immediate viewing to avoid disappointment.

COMMUNAL ENTRANCE

Stairs rising to the second floor, door to:

KITCHEN

8'6" x 5'9 (2.59m x 1.75m)

Beautifully presented and modern comprising a range of eye and base level units with worksurfaces over, electric hob with extractor above, integrated oven, inset sink with mixer tap, space for fridge freezer, wall mounted telephone entry point, door to:

LIVING ROOM

14' x 8'7 (4.27m x 2.62m)

Bay window to front aspect enjoying sea views, radiator.

BEDROOM

12'3 max x 7'6 (3.73m max x 2.29m)

Window to rear aspect, radiator.

BATHROOM

8'5 x 5'9 (2.57m x 1.75m)

Luxury suite comprising a panelled bath with mixer tap and shower attachment, shower screen, wash hand basin with storage below, wc, ladder style radiator, part tiled walls, window to rear aspect.

UTILITY ROOM

Space and plumbing for washing machine, storage cupboard with water tank, window to side aspect.

TENURE

We have been advised of the following by the vendor:

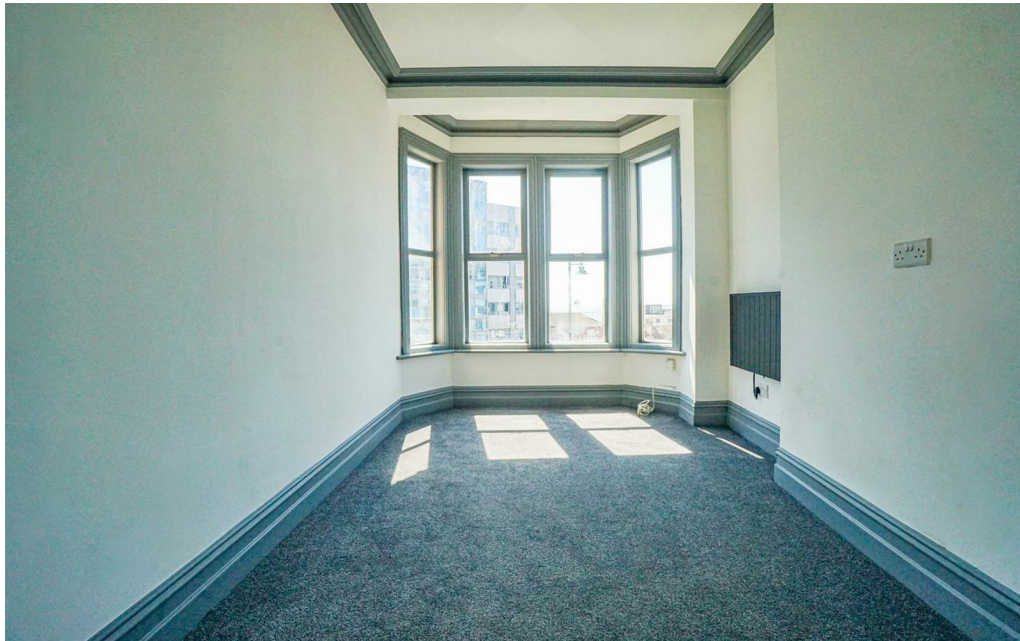
Share of Freehold - transferrable with the sale.

Lease - Approximately 953 years remaining.

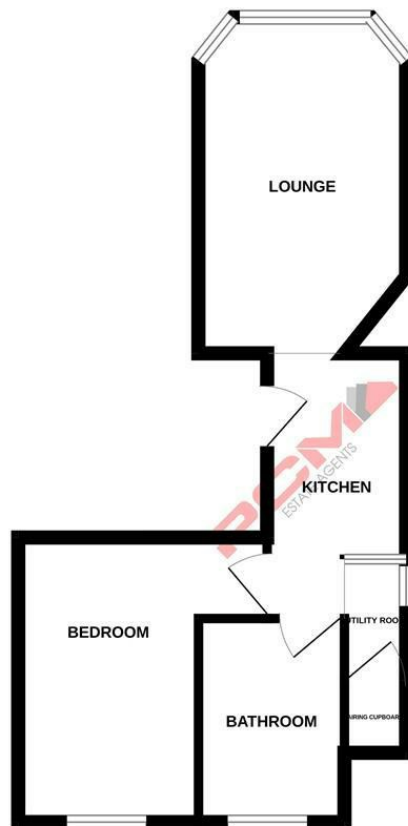
Maintenance - Approximately £2400 per annum, reviewed annually.

Ground Rent - Approximately £25 per annum

Letting: Allowed



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 appliances shown have not been tested and no guarantee, as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			78
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		40	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			61
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		38	
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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.