



ESTATE AGENTS

**Flat 9 The Moorings, 71, The Bourne, Hastings, TN34
3BD**

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

Price £215,000

PCM Estate Agents are delighted to present to the market an opportunity to secure this PURPOSE BUILT SECOND FLOOR TWO BEDROOM FLAT with ALLOCATED PARKING. Located in the heart of Hastings historic Old Town. Offered to the market CHAIN FREE.

This well-presented property comprises a 17ft LOUNGE-DINER, kitchen, TWO BEDROOMS and a bathroom. The property benefits from double glazing, electric heating and FAR REACHING VIEWS to the EAST HILL.

The heart of Hastings Old Town is on your doorstep, whilst being close to amenities including a variety of independent shops, eateries and public houses, whilst also being within walking distance to Hastings beach and the East Hill steps.

Viewing comes highly recommended, please contact the owners agents now to book your appointment.

COMMUNAL HALLWAY

Stairs rising to the top floor, private front door leading to:

HALLWAY

Coat hooks, entry phone system, storage heater, loft access.

LOUNGE-DINER

17'4 x 10'11 (5.28m x 3.33m)

Large double glazed window to front aspect with views of the funicular railway and East Hill, two storage heaters, coving, opening to:

KITCHEN

7'10 x 7'4 (2.39m x 2.24m)

Eye and base level cupboards, space and plumbing for washing machine, fridge freezer, electric cooker with four ring electric hob, extractor fan, part tiled surround, inset sink, wood laminate flooring.

BEDROOM

13'4 x 9'11 (4.06m x 3.02m)

Double glazed window to rear aspect overlooking the car park, storage heater.

BEDROOM

10' x 7'3 (3.05m x 2.21m)

Double glazed window to rear overlooking the car park.

BATHROOM

7'10 max x 6' max (2.39m max x 1.83m max)

Bath with shower over, extractor fan, electric wall heater, laminate flooring, wc, wash hand basin, cupboard housing the water tank and immersion, tiled surround.

TENURE

We have been advised of the following by the vendor:

Lease: 999 years from 1986, approximately 960 years remaining

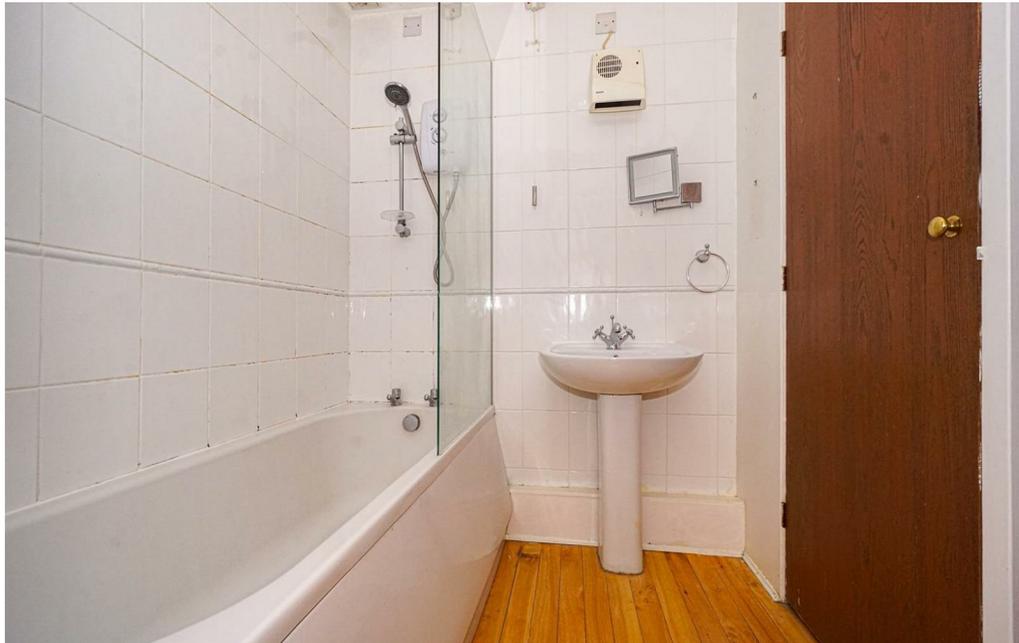
Maintenance: Approximately £2378 per annum

Ground Rent: Approximately £60 per annum.

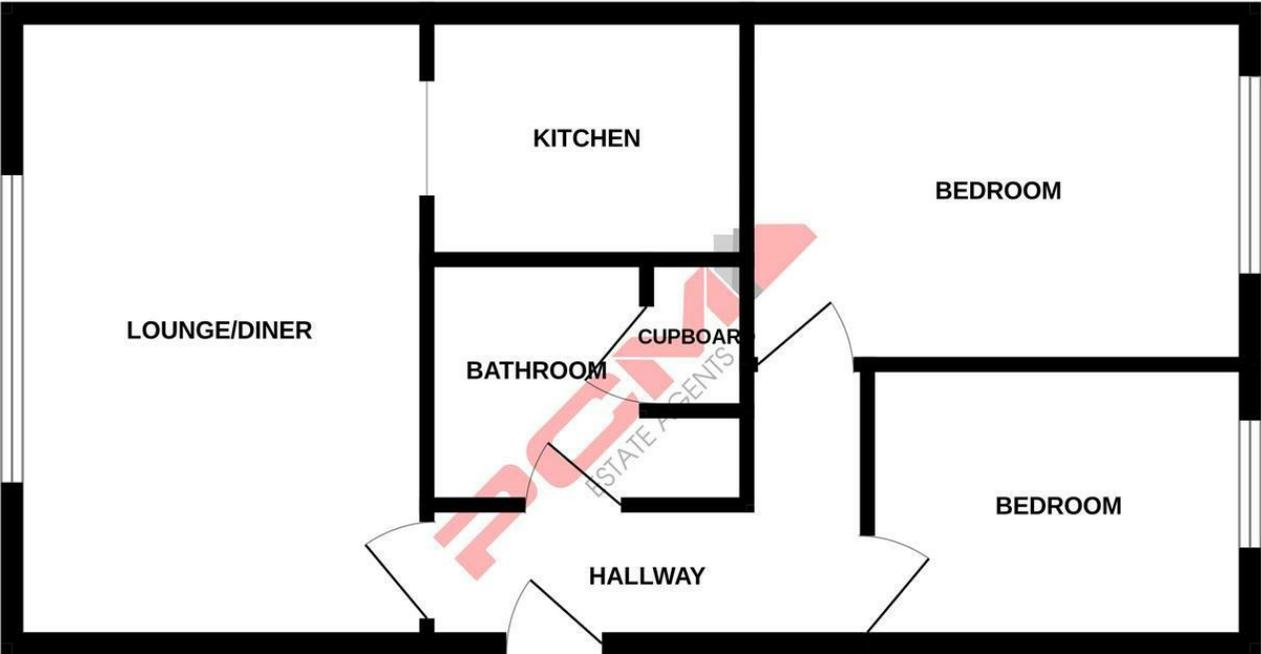
Letting: No short term lets permitted.

Air BnB: Not Permitted.

Pets: Not Permitted.



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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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			
(81-91) B			
(69-80) C			
(55-68) D		66	76
(39-54) E			
(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			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	