



ESTATE AGENTS

**Flat 11 Lennox House, 69, Pine Avenue, Hastings, TN34
3PP**

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Price £225,000

PCM Estate Agents present to the market this TWO DOUBLE BEDROOM MODERN SECOND FLOOR APARTMENT situated in a PRESTIGE PURPOSE BUILT block within a popular region of Hastings. The property benefits from TWO JULIETTE BALCONIES with FAR REACHING SEA VIEWS, LIFT ACCESS and one ALLOCATED PARKING SPACE.

Accommodation comprises an entrance hall with oak flooring, TWO DOUBLE BEDROOMS; one of which with balcony, lounge with further balcony, kitchen, SEPARATE WC and a family bathroom with separate shower and bath. The building is approached via GATED ACCESS and there are COMMUNAL GARDENS.

Situated in this convenient location within reach of bus routes giving access to Hastings Town centre with it's comprehensive range of shopping, sporting, recreational facilities, mainline railway station, seafront and promenade.

Please call the owners agents now to book your viewing to avoid disappointment.

COMMUNAL ENTRANCE

With lift access and stairs rising to the second floor, private front door to:

ENTRANCE HALLWAY

Wood laminate flooring, radiator, two storage cupboards, skirting boards, doors to:

LOUNGE

14'2 max x 12'4 max (4.32m max x 3.76m max)

Wood laminate flooring, skirting boards, radiator, Juliette balcony with double glazed French doors overlooking the communal gardens and across rooftops, with far reaching views to the sea.

KITCHEN

11'3 x 8'2 (3.43m x 2.49m)

Eye and base level cupboards, plumbing and space for washing machine, space for tumble dryer, integrated fridge freezer, electric oven, four ring electric hob with extractor over, radiator, double sink, tiled flooring, double glazed window to rear aspect with views over communal gardens and rooftops.

BEDROOM

14' x 11'3 (4.27m x 3.43m)

Carpeted, skirting boards, radiator, double glazed window to rear and access to Juliette balcony overlooking the communal gardens, rooftops and far reaching views to the sea.

BEDROOM

12'4 max x 9'6 max (3.76m max x 2.90m max)

Carpeted, skirting boards, radiator, two double glazed windows to side aspect.

BATHROOM

10'2 max x 5'4 max (3.10m max x 1.63m max)

Wash hand basin, wc, bath with shower attachment, separate tiled shower cubicle, heated towel rail, tiled flooring, part tiled surround, inset spotlights, extractor fan, two storage cupboards.

SEPARATE WC

5'1 x 2'5 (1.55m x 0.74m)

Low level wc, wash hand basin, heated towel rail, tiled flooring, part tiled surround, inset spotlights, extractor fan.

PARKING

One allocated Space.

TENURE

We have been advised of the following by the vendor:

Share of Freehold - transferrable with the sale.

Lease: 999 years from 2012, approximately 985 years remaining.

Service Charge: Approximately £1200 per annum.

Pets: Not Allowed

Letting: Allowed

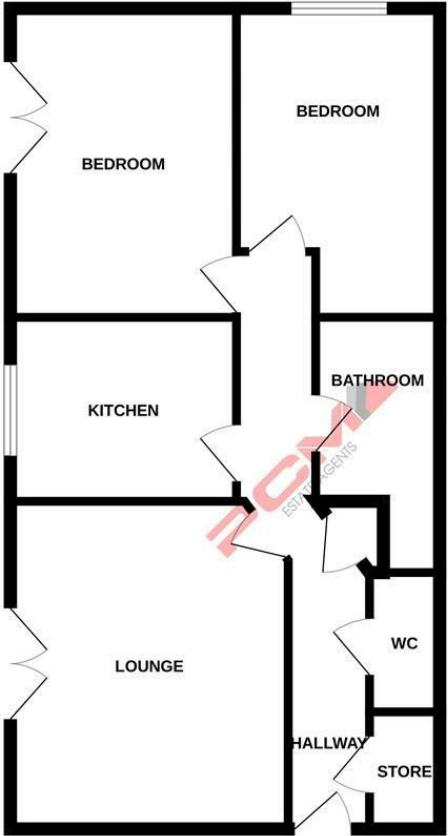
Air BnB: Not Allowed

COMMUNAL GARDENS

Well-maintained and laid to lawn, with patio area, mature trees and shrubs.



SECOND 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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