



ESTATE AGENTS

**Ground Floor Flat, 165, Ashburnham
Road, Hastings, TN35 5LL**

Web: www.pcmestateagents.co.uk
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Price £235,000

PCM Estate Agents are delighted to present to the market a RARE and EXCITING OPPORTUNITY to acquire this CHAIN FREE TWO BEDROOM GROUND FLOOR GARDEN FLAT, which also has the benefit of a GARAGE, gas central heating and double glazing.

This well-proportioned and well-presented GROUND FLOOR FLAT offers accommodation comprising a BAY FRONTED LIVING ROOM, separate DINING ROOM which adjoins the KITCHEN, TWO BEDROOMS and a SHOWER ROOM. A real feature of this IMPRESSIVE FLAT is the LEVEL FAMILY FRIENDLY GARDEN. The property also benefits from a GARAGE located at the rear.

Conveniently positioned on this sought-after road within the Clive Vale region of Hastings, close to amenities within Ore Village and within easy reach of Hastings historic Old Town. Offered to the market with a HEALTHY LEANGTH LEASE.

Please call the owners agents now to book your viewing.

COMMUNAL FRONT DOOR

Leading to communal entrance hall, with private front door to:

ENTRANCE HALL

Spacious with built in storage.

LIVING ROOM

17'1 x 13'4 (5.21m x 4.06m)

High ceiling with cornicing, brick built open fireplace with tiled hearth, radiator, television point, double glazed bay window to front aspect.

DINING ROOM

11'6 x 11'3 (3.51m x 3.43m)

Coving to ceiling, fireplace, built in storage, radiator, high ceiling, double glazed window to side aspect, door to:

KITCHEN

12'2 x 7'9 (3.71m x 2.36m)

Fitted with a matching range of eye and base level cupboards and drawers with worksurfaces over, tiled splashbacks, space for cooker, space for tall fridge

freezer, space and plumbing for washing machine, radiator, high ceiling, dual aspect with double glazed windows to both side elevations, door to:

REAR LOBBY

Double glazed window to rear aspect, double glazed door to the garden and door to shower room.

BEDROOM

14'7 x 13'4 (4.45m x 4.06m)

High ceiling with cornicing, ceiling rose, radiator, double glazed window to rear aspect.

BEDROOM

10'2 x 6'8 narrowing to 6' (3.10m x 2.03m narrowing to 1.83m)

High ceiling with coving, radiator, double glazed window to front aspect.

SHOWER ROOM

Large corner shower unit with electric shower, dual flush low level wc, pedestal wash hand basin with chrome mixer tap, part tiled walls, double glazed pattern glass window to rear aspect.

REAR GARDEN

Large and family friendly, laid to lawn with a patio, raised planted boxes, shed, pathway to side laid with skate, pond, decked patio at the bottom of the garden with rear gated access onto Old London Road, further side access to front. St the end of the garden there is a large shed/home office having power and lighting.

GARAGE

Timber built with Twin opening doors, located on Old London Road.

TENURE

We have been advised of the following by the vendor:

Lease: Approximately 138 years remaining.

Service Charge: 50% of any costs.

Ground Rent: Peppercorn.

Council Tax Band: A



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			
(81-91) B			
(69-80) C			
(55-68) D		63	75
(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	