







PCM
ESTATE AGENTS

Flat 4, 42, St. Helens Park Road, Hastings, TN34 2DN

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Offers In Excess Of £175,000

PCM Estate Agents are delighted to present to the market an opportunity to secure this BAY FRONTED ONE BEDROOM GROUND FLOOR APARTMENT with an ALLOCATED PARKING SPACE, offered to the market CHAIN FREE. Situated within easy reach of Hastings Town Centre and just a short walk from the picturesque Alexandra Park.

The accommodation comprises an entrance hall leading to a BAY FRONTED LOUNGE-KITCHEN with exposed wooden floorboards and a wealth of ORIGINAL FEATURES, including HUGH SKIRTING BOARDS, PICTURE RAILS, CORNICING and a CEILING ROSE. There is also a DOUBLE BEDROOM and bathroom benefiting from both a separate shower and bath.

Viewing comes highly recommended to fully appreciate all that this charming apartment has to offer. Please contact the owners agents today to arrange your appointment and avoid disappointment.

COMMUNAL ENTRANCE
With entry phone system, private front door to:

ENTRANCE HALL
Ample space for coat and shoe storage, wall mounted thermostat, entry phone, door to:

LOUNGE-KITCHEN
15'7 max x 21'6 into bay (4.75m max x 6.55m into bay)
Exposed wooden floorboards, radiator, feature fireplace with tiled heath, high skirting boards, picture rail, cornicing, ceiling rose, single glazed bay window to front aspect. The kitchen are is fitted with a matching range of eye and base level units, four ring gas hob with extractor above and electric oven beneath, built in under counter fridge freezer and stainless steel sink wit mixer tap.

INNER HALL
Two storage cupboards with shelving, door to:

BEDROOM
14'1 x 11'9 (4.29m x 3.58m)
Two radiators, double glazed sash window to side aspect.

BATHROOM
Bath with separate shower, wash hand basin, low level dual flush wc, cupboard housing the wall mounted gas boiler chrome heated towel rail, tiled flooring, part tiled walls, single glazed sash window to side aspect.

OUTSIDE - FRONT
The property benefits from an allocated parking space which is located just in front of the bay window.

TENURE
We have been advised of the following by the vendor:
Lease: Approximately 102 years remaining.
Service Charge: Approximately £1470 per annum.
Ground Rent: Peppercorn
Letting: Allowed

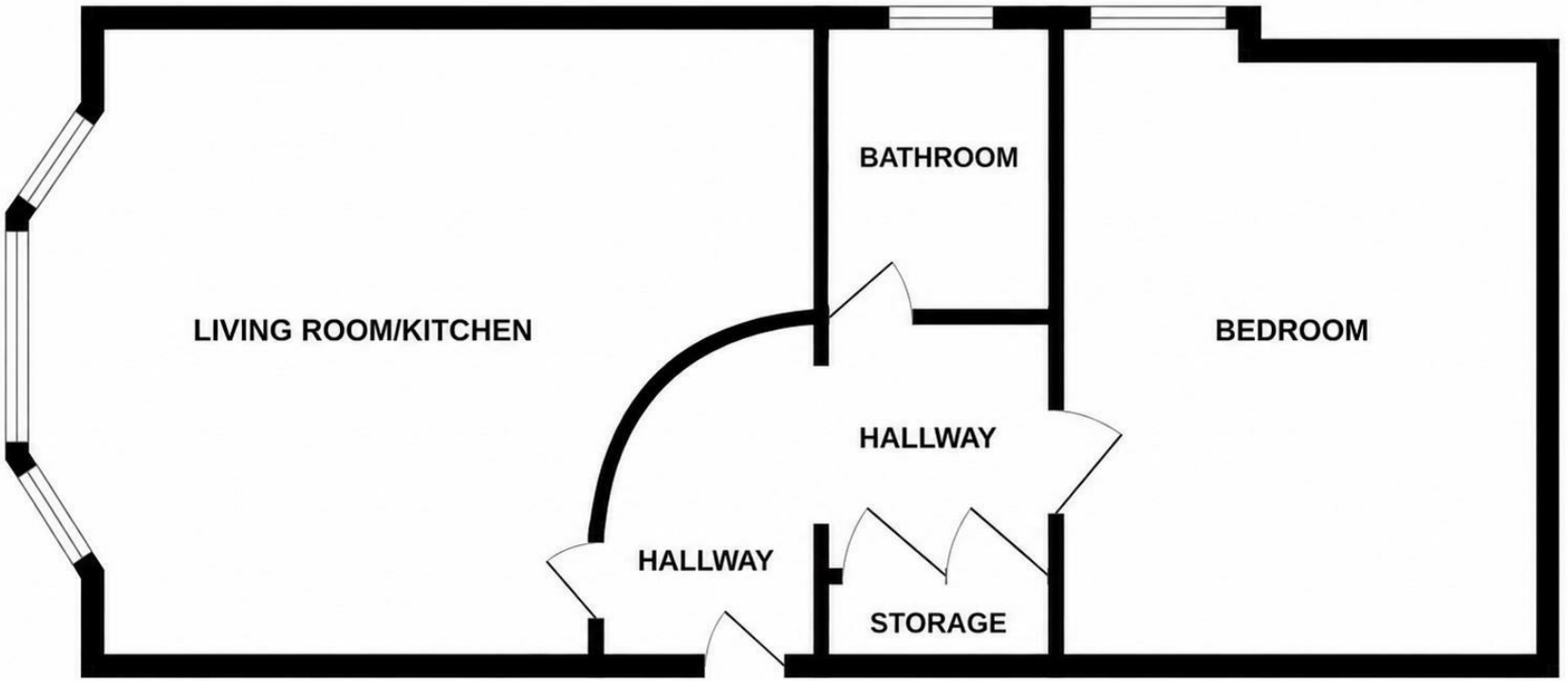
Council Tax Band: A

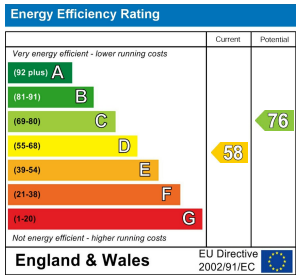


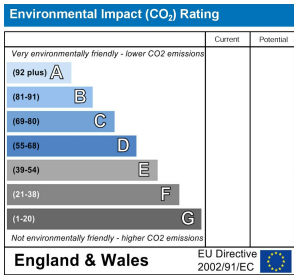












PCM endeavour to maintain accurate depictions of properties in Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection. PCM have not tested any services, appliances, equipment or facilities, and nothing in these details should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise.