



**First Floor Flat 59, Mount Pleasant Road, Hastings, TN34
3SJ**

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

Price £119,950

PCM Estate Agents welcome to the market an opportunity to acquire this CHAIN FREE, FIRST FLOOR, ONE/ TWO BEDROOM APARTMENT situated within this VICTORIAN BUILDING in a sought-after and convenient location. Offered to the market with a NEW LEASE of 125 years upon completion and CHAIN FREE.

The property benefits from gas fired central heating, double glazing and accommodation comprising an entrance hall, BAY FRONTED LOUNGE-DINER connecting to a KITCHEN, BEDROOM, BOX ROOM and a bathroom.

Viewing comes highly recommended, please call the owners agents now to book your viewing and avoid disappointment.

COMMUNAL FRONT DOOR

Leading to communal entrance hall, stairs rising to the second floor, private front door to:

ENTRANCE HALL

Doors to lounge-diner, bedroom, box room and bathroom.

LOUNGE-DINER

16'5 into bay x 11'5 (5.00m into bay x 3.48m)

Coving to ceiling, fireplace, double glazed bay window to front aspect, opening to:

KITCHEN

13'6 x 5'3 (4.11m x 1.60m)

Fitted with a matching range of eye and base level cupboards and drawers with worksurfaces over and tiled splashbacks, inset drainer-sink unit with mixer tap, space for tall fridge freezer, space and plumbing for washing machine, space for cooker, double glazed window to front aspect.

BEDROOM

13'7 x 8'7 (4.14m x 2.62m)

Measurement excludes recess as you enter. Few steps down, cupboard, dual aspect with double glazed windows to rear and side elevations.

BOX ROOM

7'8 x 6'2 (2.34m x 1.88m)

Radiator, double glazed window to rear aspect.

BATHROOM

Panelled bath with mixer tap and shower attachment, low level wc, pedestal wash hand basin, part tiled walls, extractor for ventilation.

TENURE

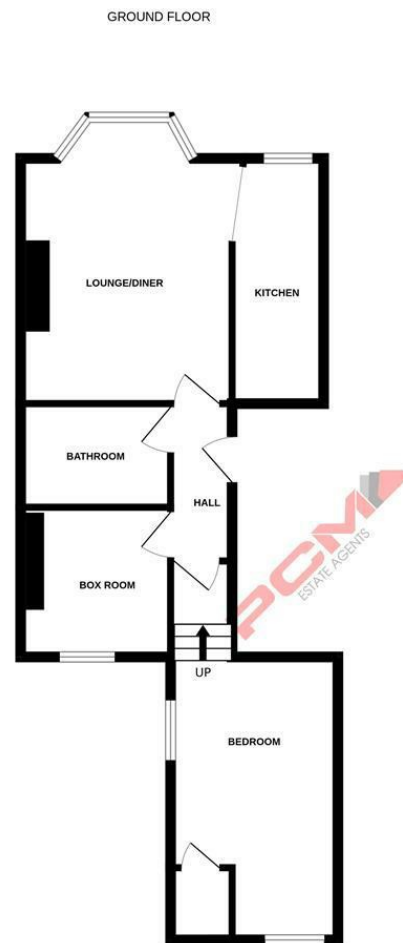
We have been advised of the following by the vendor:

Lease: New 125 years upon completion

Service Charge: 1/3 of any costs, paid as & when required.

Ground Rent: None





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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