PCM
ESTATE AGENTS

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Price £170,000

PCM Estate Agents are delighted to present an exceptional opportunity to acquire this LOWER GROUND FLOOR ONE BEDROOM GARDEN FLAT, boasting its own PRIVATE ENTRANCE and a BEAUTIFUL SECLUDED REAR GARDEN.

This bright and airy home offers a welcoming LOUNGE-DINER, a CONTEMPORARY KITCHEN, and an inner hallway leading to a GENEROUSLY SIZED BEDROOM and a separate bathroom.

Positioned on a sought-after tree-lined road on the edge of West Hill, this flat is just a short walk from Hastings town centre and a wealth of local amenities, including the mainline station with direct links to London.

Offered to the market with a HEALTHY LEASE this is a must-view property to fully appreciate its charm, convenience, and quality of living. Contact us today to arrange your private viewing!

STEPS DOWN FROM STREET LEVEL
To a front courtyard, with private front door opening to:

LOUNGE-DINING ROOM
16'2 into bay x 12'2 (4.93m into bay x 3.71m)
Ornamental fireplace, high ceilings with picture rail, wood flooring, radiator, television point, window to front aspect, door to:

INNER HALL
Wood flooring, radiator, high ceilings, access to:

KITCHEN
13'2 narrowing to 7'5 x 5'9 max (4.01m narrowing to 2.26m x 1.75m max)
Modern and built with a matching range of eye and base level cupboards and drawers with worksurfaces over and tiled splashbacks, wall mounted boiler, inset ceramic sink with mixer tap, space for electric cooker, space and plumbing for washing machine, radiator, wood flooring, window to side aspect overlooking the front courtyard.

BEDROOM
15'4 into bay x 10'10 max (4.67m into bay x 3.30m max)
Wood flooring, radiator, cornicing, picture rail, double glazed bay window with door to rear aspect framing lovely views and providing access to a private garden.

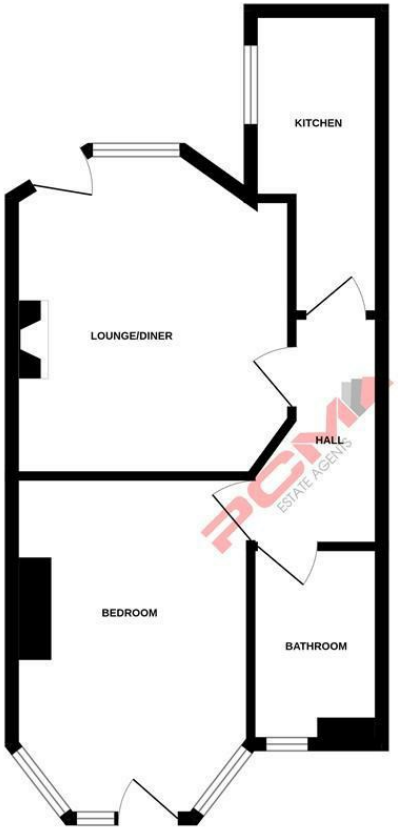
BATHROOM
Panelled bath with mixer tap and shower attachment, dual flush low level wc, pedestal wash hand basin with tiled splashbacks, radiator, double glazed window to rear aspect with opaque glass for privacy.

REAR GARDEN
Concrete patio abutting the property, steps down to a section of lawn with established planted shrubs and pond area. The garden enjoys plenty of sunshine throughout the afternoon and into the evening, and also benefits from a lovely outlook over Hastings town centre.

TENURE
We have been advised of the following by the vendor:
Lease: Approximately 120 years remaining.
Service Charge: Last two years service charge have been £623.44 and £473.57.
Ground Rent: Approximately £50 per annum
Pets: Allowed
Letting & Air BnB: Allowed

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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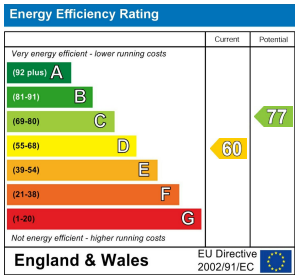

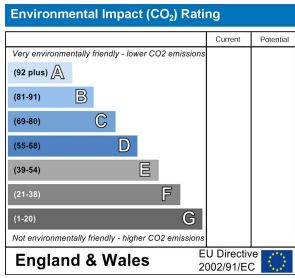

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