



ESTATE AGENTS

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Offers In Excess Of £150,000

PCM Estate Agents are delighted to present to the market an opportunity to acquire this SPACIOUS TWO BEDROOM FLAT with SEA VIEWS and a HEALTHY LENGTH LEASE. The property is positioned within easy reach of Hastings Old Town but also within reach of amenities located within Ore Village.

Offering well-proportioned accommodation comprising a private entrance hall with ample storage space and stairs rising to the main accommodation, spacious hallway, DUAL ASPECT LOUNGE with SEA VIEWS, kitchen, TWO DOUBLE BEDROOMS and a bathroom with bath and shower.

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

DOUBLE GLAZED FRONT DOOR

Leading to:

PORCH

Tiled flooring, ample space for hanging coats and storing shoes, further wooden partially glazed door leading to:

ENTRANCE HALL

Stairs rising to the main accommodation, storage cupboard housing the consumer unit for the electrics, radiator.

LANDING

Coving to ceiling, down lights, radiator, ample storage space, double glazed window.

LOUNGE

18'1 x 13'9 (5.51m x 4.19m)

Dual aspect with double glazed window to both front and rear elevations having lovely views over the Old Town, views of the East Hill lift and lovely sea views, coving to ceiling down lights, radiator, television point and two radiators.

KITCHEN

12'9 max x 10' (3.89m max x 3.05m)

Fitted with a matching range of eye and base level cupboards and drawers with work surfaces over, four ring gas hob with waist level oven a separate grill,

inset one & ½ bowl drainer-sink unit with mixer tap, space and plumbing for washing machine and dishwasher, space for tall fridge freezer, down lights, coving to ceiling and a double glazed window.

BEDROOM

12'9 x 11'9 (3.89m x 3.58m)

Coving to ceiling, radiator, double glazed window.

BEDROOM

12' x 10'9 (3.66m x 3.28m)

Radiator, wood laminate flooring, coving to ceiling, double glazed window.

BATHROOM

Panelled bath with mixer tap and shower attachment, separate walk in shower enclosure with electric shower unit, low level WC, vanity enclosed wash hand basin, part tiled walls, ladder style heated towel rail, coving to ceiling, down lights, extractor for ventilation and a double glazed window.

TENURE

We have been advised of the following by the vendor:

Lease: Approximately 153 Years remaining

Service Charge: Approximately £966

Ground Rent: £0

Letting: Allowed

Air BnB: Unknown

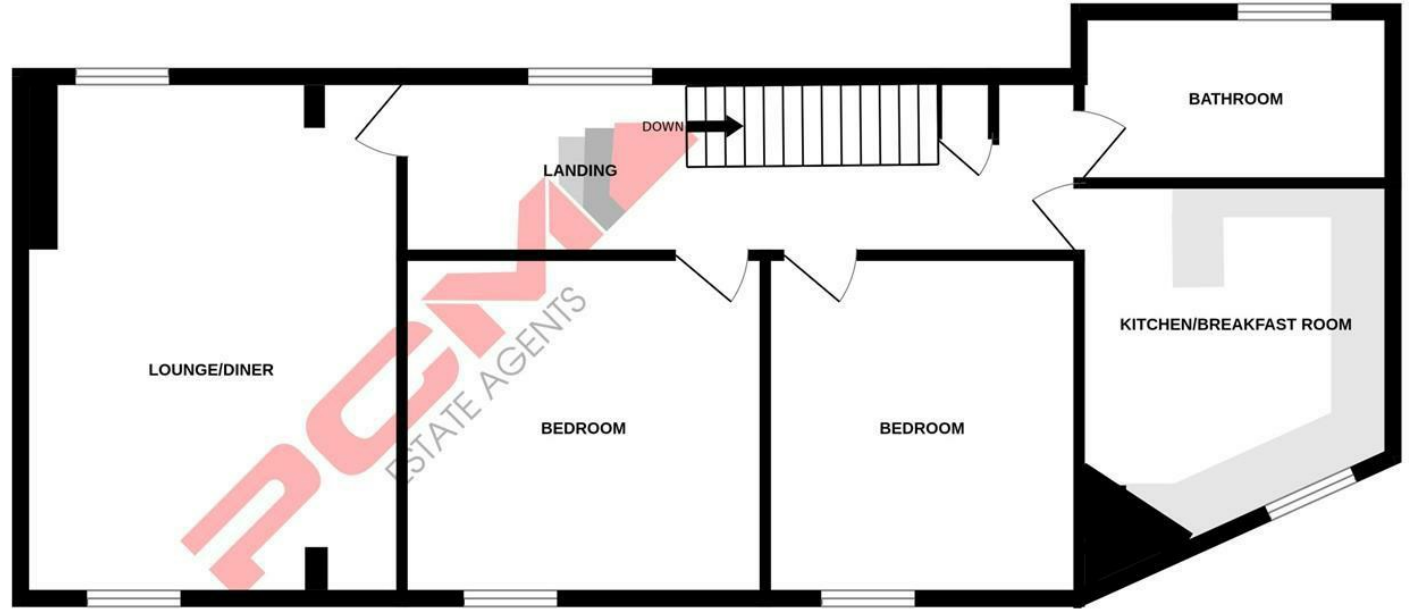
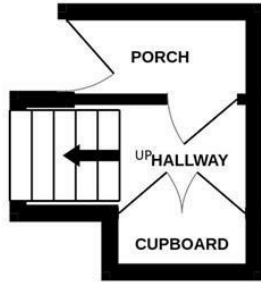
Pets: Allowed

Council Tax Band: B



ENTRANCE FLOOR

1ST 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			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	71

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	

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.