PCM
ESTATE AGENTS

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Price £365,000

PCM Estate Agents are delighted to present to the market this superbly presented FOUR BEDROOM MAISONETTE, occupying the FIRST AND SECOND FLOORS of this elegant VICTORIAN RESIDENCE. Perfectly positioned opposite the picturesque Alexandra Park, the property enjoys STUNNING PARK VIEWS and beautifully blends PERIOD CHARM with MODERN LIVING.

The well-arranged and versatile accommodation comprises a STUNNING BAY FRONTED LOUNGE, offering wonderful elevated views across the park and access to a useful STUDY AREA, a DINING ROOM/ FOURTH BEDROOM, SPACIOUS KITCHEN-BREAKFAST ROOM, a modern bathroom and SEPARATE WC. The upper floor provides THREE GENEROUS DOUBLE BEDROOMS and a contemporary SHOWER ROOM, making this an ideal home for families, professionals, or those seeking flexible space for guests and home working.

Externally, the property benefits from a good-sized PRIVATE SECTION of REAR GARDEN, arranged with steps leading to a lawned area, perfect for outdoor relaxation and entertaining during the summer months.

Conveniently located within easy reach of Hastings town centre, the seafront and promenade, and the mainline railway station with direct links to London, this outstanding home offers both lifestyle and convenience.

COMMUNAL FRONT DOOR
Leading to communal entrance hall with private front door opening into a further entrance hall with stairs rising to:

FIRST FLOOR LANDING
Single glazed window to side aspect, wall mounted thermostat, radiator, door opening to:

LOUNGE
16'7 x 13'4 (5.05m x 4.06m)
Under stairs storage cupboard/ walk through providing access to a bedroom/ dining room, open feature fireplace with surround and tiled hearth, radiators, single glazed bay window to the front aspect providing pleasant views onto Alexandra Park, further door opening to:

STUDY
8'4 x 6'3 (2.54m x 1.91m)
Built in storage cupboard, built in wooden desk with two tier book shelf, single glazed window to front aspect once again providing pleasant views onto Alexandra Park.

DINING ROOM/ BEDROOM
12'3 x 10'8 (3.73m x 3.25m)
Interconnecting door with storage and providing access into the lounge, radiator, single glazed window to rear aspect providing a pleasant outlook onto the garden.

KITCHEN
12'2 x 10'5 (3.71m x 3.18m)
Fitted with a range of eye and base level units, inset stainless steel double sink with mixer tap, electric four ring hob with extractor above and electric oven below, wall mounted boiler, washing machine, dishwasher and fridge freezer, radiator, single glazed window to rear aspect.

BATHROOM
Panelled bath with mixer tap and shower attachment, wash hand basin with storage beneath, part tiled walls, radiator, extractor fan and frosted single glazed window to side aspect.

SEPARATE WC
Low level wc, wash hand basin, extractor fan, frosted single glazed window to the side aspect.

SECOND FLOOR LANDING
Spacious with loft hatch to loft space, further door to:

BEDROOM
13'6 x 10'6 (4.11m x 3.20m)
Radiator, single glazed window to front aspect providing pleasant views onto Alexandra Park.

BEDROOM
13'6 x 10'8 (4.11m x 3.25m)
Radiator, fireplace, single glazed window to side aspect.

BEDROOM
14'2 max narrowing to 11'2 x 14'6 narrowing to 10'8 (4.32m max narrowing to 3.40m x 4.42m narrowing to 3.25m)
Radiator, single glazed window to side aspect, door opening to:

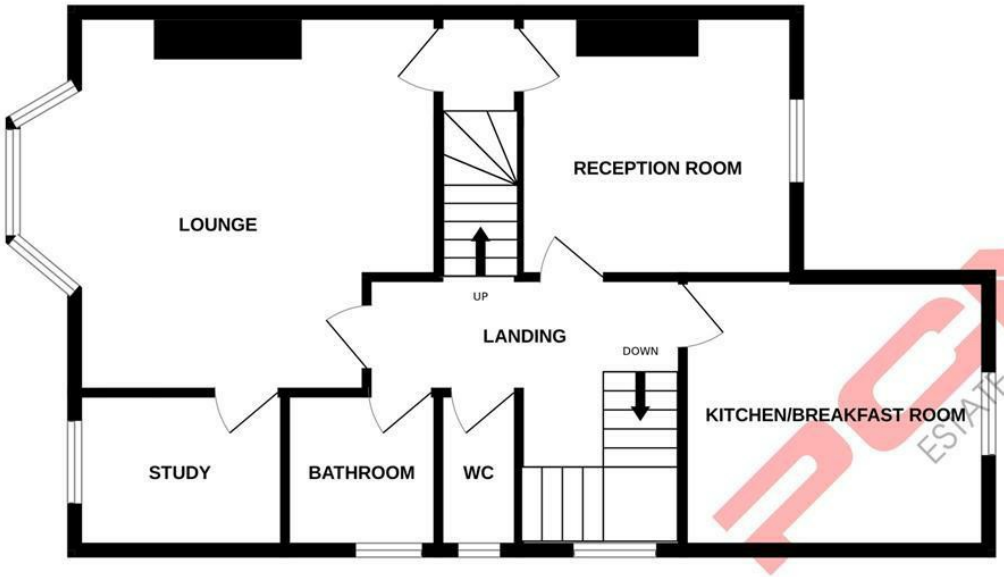
SHOWER ROOM
Wash hand basin, shower cubicle, wc, radiator, storage cupboard, Velux window.

REAR GARDEN
Accessed via the side of the property, with benefits such as a brick built shed to the ground level, with steps rising to a private section of garden that is in need of cultivation but offers an ideal space to enjoy summers evenings and outdoor entertainment. The garden has a range of mature trees and shrubs, brick walled boundaries.

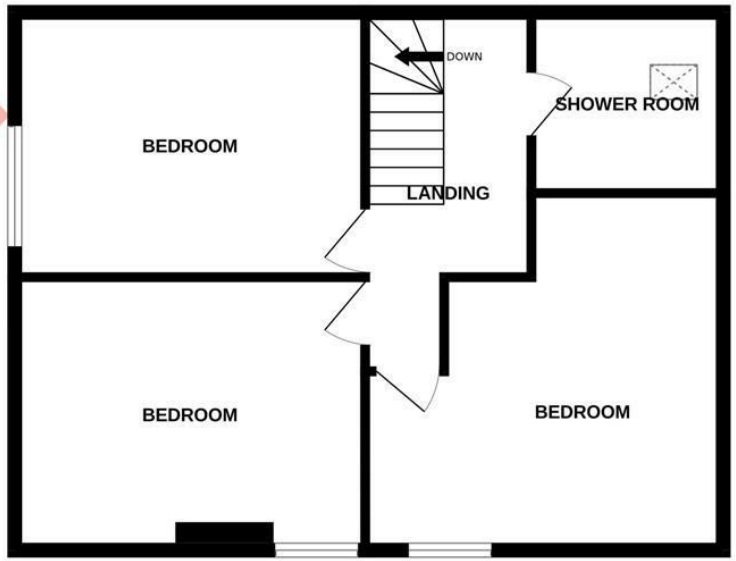
TENURE
We have been advised of the following by the vendor:
Share of Freehold - transferrable with the sale.
Lease: 900 + years remaining.
Maintenance: 50/50 on an as and when basis.

Council Tax Band: C

GROUND 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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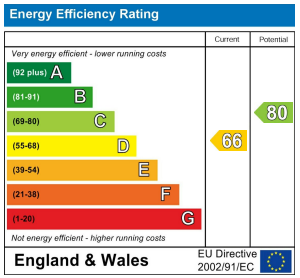

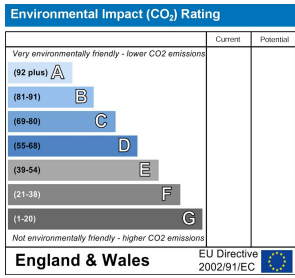

PCM endeavour to maintain accurate depictions of properties in Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection. PCM have not tested any services, appliances, equipment or facilities, and nothing in these details should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