



ESTATE AGENTS

78A, Stonefield Road, Hastings, TN34 1QA

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

Price £139,950

PCM Estate Agents are delighted to present this CHAIN FREE LOWER GROUND FLOOR ONE BEDROOM FLAT, offering well-presented accommodation with the rare advantage of its own PRIVATE ENTRANCE and PRIVATE REAR GARDEN.

The well-proportioned interior comprises a BRIGHT LOUNGE-DINING ROOM, fitted kitchen, ONE DOUBLE BEDROOM and bathroom. The garden is courtyard style and offers ample space to sit out and enjoy the nicer weather and to eat alfresco.

Ideally positioned on a sought-after road just outside Hastings Town Centre, it offers excellent access to local amenities and Hastings main line railway station with direct links to London.

This is an ideal purchase for first-time buyers, downsizers, or buy-to-let investors seeking a home in a convenient and well-connected location.

EXTERNAL STEPS

Descending to the lower floor of this three storey building, with private front door to:

ENTRANCE HALL

Radiator, wood laminate flooring, door opening to bedroom and further door to:

LOUNGE-DINING ROOM

14' x 11'2 (4.27m x 3.40m)

Recessed shelving, down lights, coving to ceiling, wood laminate flooring, radiator, wall mounted thermostat control for gas fired central heating, window and door overlooking and providing access to the rear garden, door to:

KITCHEN

8'2 x 7'1 (2.49m x 2.16m)

Fitted with a matching range of eye and base level cupboards and drawers fitted with soft close hinges, worksurfaces, wall mounted cupboard concealed boiler, inset ceramic one & ½ bowl drainer-sink unit with mixer tap, four ring gas hob with oven below, space and plumbing for washing machine, double glazed window to side aspect, door to:

REAR LOBBY

Space for tall fridge freezer, double glazed door to garden, door to bathroom.

BEDROOM

11'3 x 10'3 (3.43m x 3.12m)

Coving to ceiling, built in double wardrobe, recessed shelving, radiator, double glazed window to front aspect.

BATHROOM

Bath with mixer tap and shower attachment, glass shower screen, pedestal wash hand basin, low level wc, heated towel rail, tiled walls, double glazed window to rear aspect.

COURTYARD STYLE GARDEN

Enclosed and offering ample space to eat alfresco.

TENURE

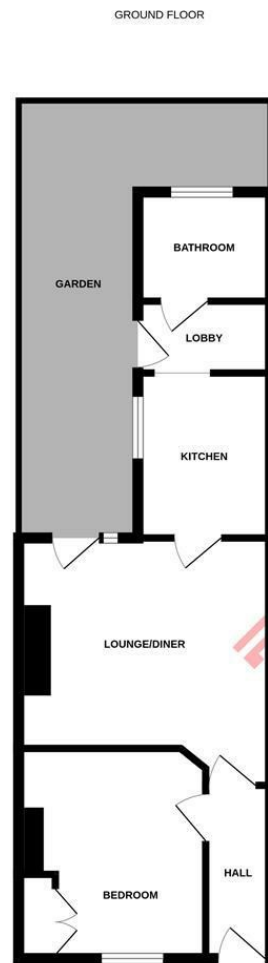
We have been advised of the following by the vendor:

Share of freehold - transferrable with the sale.

Lease: Approximately 995 years.

Service Charge: TBC





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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