



ESTATE AGENTS

104, Rye Road, Hastings, TN35 5DB

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Price £210,000

PCM Estate Agents are delighted to present to the market an opportunity to secure this **FIRST FLOOR PURPOSE BUILT SPACIOUS TWO DOUBLE BEDROOM GARDEN FLAT** conveniently positioned on the northern outskirts of Hastings, close to nearby local amenities and popular schooling establishments. The property also benefits from having **OFF ROAD PARKING** and the aforementioned **PRIVATE GARDEN**.

The property offers exceptionally well-proportioned and well-presented accommodation comprising a private front door leading to a spacious hallway with **AMPLE STORAGE SPACE, LARGE OPEN PLAN LOUNGE-DINER** with pleasant views, **MODERN KITCHEN, TWO LARGE DOUBLE BEDROOMS** and a **MODERN BATHROOM**. The property offers modern comforts including gas fired central heating and double glazing.

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

DOUBLE GLAZED FRONT DOOR

Opening onto:

ENTRANCE HALL

Stairs rising to accommodation, spacious hall with loft hatch providing access to loft space, ample storage, wall mounted digital control for gas fired central heating, radiator, door to:

LOUNGE-DINING ROOM

18'1 x 14'7 into bay (5.51m x 4.45m into bay)

Built in cupboard, double radiator, single radiator, television and telephone points, fireplace, double glazed bay window to front aspect having lovely views extending over the town, views of the sea and Beachy Head, further double glazed window to front aspect.

KITCHEN

9'7 x 9'4 (2.92m x 2.84m)

Modern and built with a matching range of eye and base level cupboards and drawers with worksurfaces over, four ring electric hob with oven below and extractor over, resin one & ½ bowl drainer-sink with mixer tap, space for tall fridge freezer, space and plumbing for washing machine, wall mounted boiler,

pat tiled walls, wood effect laminate flooring, dual aspect room with double glazed window to side and double glazed window to rear with views onto the garden.

BATHROOM

Modern suite comprising a P shaped panelled bath with mixer tap and fixed shower over, waterfall style shower head, further hand held shower attachment, glass shower screen, vanity enclosed wash hand basin with mixer tap and storage set beneath, dual flush low level wc, ladder style heated towel rail, tiled walls, extractor fan for ventilation, double glazed obscured glass window to rear aspect.

BEDROOM ONE

13'1 x 11'1 (3.99m x 3.38m)

Double radiator, double glazed window to rear aspect with views onto the garden.

BEDROOM TWO

13'5 x 9'8 (4.09m x 2.95m)

Radiator, double glazed window to front aspect, cupboard over stairs.

OUTSIDE - FRONT

Driveway providing off road parking.

OUTSIDE - REAR

Private section of garden, mainly laid to lawn with patio, fenced boundaries, large storage/ outbuilding.

TENURE

We have been advised of the following by the vendor:

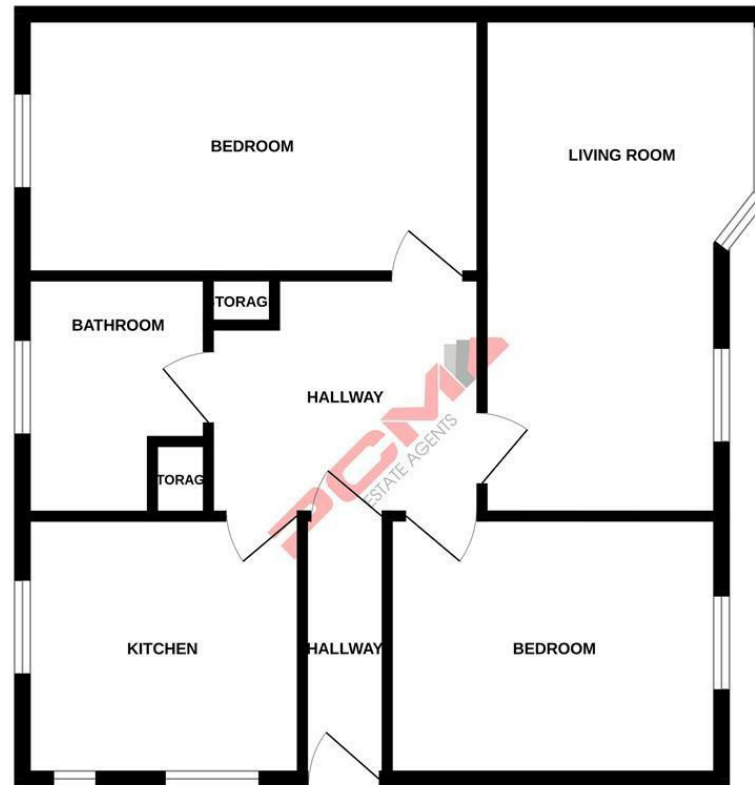
Lease: Approximately 90 years remaining

Maintenance: approx £48 per month (£576 per annum)

Ground Rent: £10 per annum



FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		74	75
(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	

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	