PCM ESTATE AGENTS

4 Alexandra Court, St. Helens Road, Hastings, TN34 2LW

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Price £199,950

PCM Estate Agents are delighted to present to the market this CHAIN FREE, PURPOSE BUILT, FIRST FLOOR, THREE BEDROOM APARTMENT, located directly opposite Alexandra Park, enjoying pleasant PARK VIEWS, a PRIVATE BALCONY and a GARAGE located in a nearby block.

Set within a popular purpose built building with both stair and LIFT ACCESS, the property comprises a spacious entrance hall with AMPLE STORAGE, a BRIGHT LOUNGE-DINER with VIEWS OVER THE PARK, fitted kitchen, THREE BEDROOMS, one of which having direct access to the PRIVATE FRONT FACING BALCONY, and a SHOWER ROOM. Further benefits include gas central heating and double glazing throughout.

Conveniently positioned close to local amenities, bus routes and directly opposite Alexandra Park, this property offers an excellent balance of comfort and location. Early viewing is highly recommended, please contact the owners agents today to arrange your appointment.

COMMUNAL FRONT DOOR
With entry phone system, stairs and lift rising to the first floor, private front door to:

ENTRANCE HALL
Entry telephone system, radiator, wall mounted thermostat, built in storage cupboard with shelving space, two further built in cupboards, one of which having ample space for coat, shoe storage and electric consumer unit, with the other having a radiator and further shelving space, further cupboard with shelving, door opening to:

LOUNGE
20'2 x 13'1 (6.15m x 3.99m)
Two radiators, two double glazed windows to front aspect.

KITCHEN
13'9 x 7'1 (4.19m x 2.16m)
Comprising a range of eye and base level units, space for tall fridge freezer, eye level integrated double oven, four ring gas hob with extractor above, space and plumbing for dishwasher and washing machine, space tumble dryer, stainless steel sink with mixer tap, cupboard housing the wall mounted boiler, double glazed window to side aspect.

BEDROOM
14'5 x 9'4 (4.39m x 2.84m)
Built in wardrobes, radiator, double glazed window to side aspect.

BEDROOM
9'6 x 8'9 (2.90m x 2.67m)
Built in wardrobe with shelving space, radiator, double glazed window to side aspect.

BEDROOM
9'7 x 8'4 (2.92m x 2.54m)
Radiator, double glazed window to front aspect, double glazed door opening to a private balcony.

SHOWER ROOM
Double shower, dual flush wc, wash hand basin with storage beneath, heated towel rail, tiled walls, extractor fan.

BALCONY
Located at the front of the property, providing a small space for bistro style table and chairs.

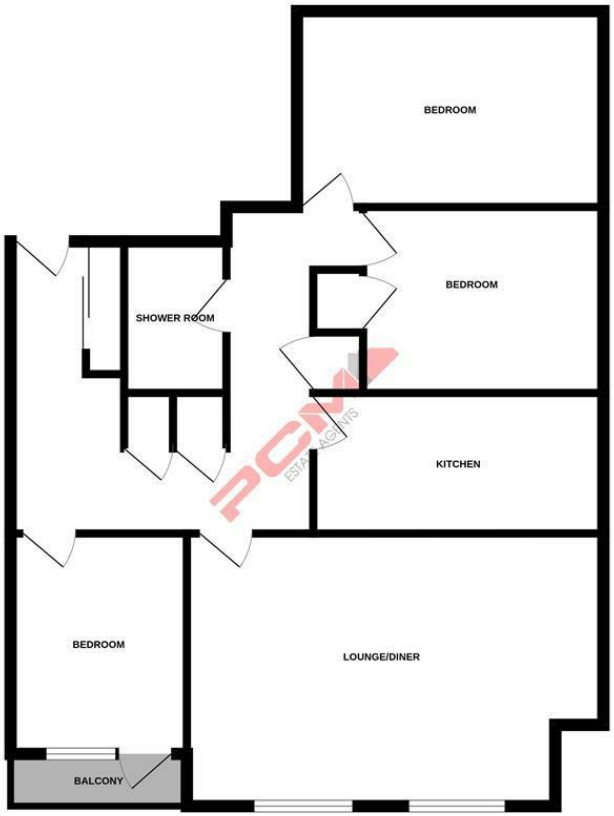
COMMUNAL GARDEN
Accessed via steps to the side of the property.

GARAGE & PARKING
Located in a block, and communal parking facilities on a first come first served basis.

TENURE
We have been advised of the following by the vendor:
Share of Freehold - transferrable with the sale.
Lease: Approximately 962 years remaining.
Service Charge, Reserve Fund & Insurance for the last year: £2572.

Council Tax Band: B

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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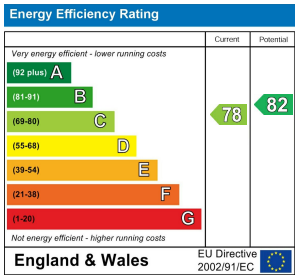

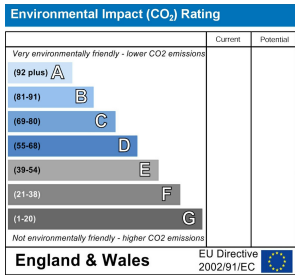

PCM endeavour to maintain accurate depictions of properties in Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection. PCM have not tested any services, appliances, equipment or facilities, and nothing in these details should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