PCM
ESTATE AGENTS

# 103A, Queens Road, Hastings, TN34 1RL

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**Price £140,000**

PCM Estate Agents welcome to the market CHAIN FREE this ONE BEDROOM LOWER FLOOR GARDEN FLAT, positioned in the Queens Quarter of Hastings, conveniently located within easy reach of a number of amenities within the area, including Hastings town centre with its mainline railway station having convenient links to London, and also the seafront and promenade.

Accommodation comprises a BAY FRONTED LIVING ROOM, BEDROOM, kitchen and bathroom. The property has gas central heating, double glazing and a LOVELY ENCLOSED PRIVATE REAR GARDEN.
The property also has the benefit of a LONG LEASE.

Please call the owners agents now to book your viewing and avoid disappointment.

**CAST IRON RAIL AND STEPS**
Leading down from street level to a lower courtyard, double glazed front door opening to:

**COMMUNAL HALL**
Cupboard housing the meters for both flats, further private double glazed front door opening to:

**LOUNGE**
14'3 x 14' into bay (4.34m x 4.27m into bay )
Down lights, fireplace ,television point, radiator, recessed shelving, double glazed bay window to front aspect, door to:

**INNER HALL**
Providing access to the kitchen and bedroom.

**KITCHEN**
13'2 x 4'9 (4.01m x 1.45m)
Measurement excludes recess for side door that opens to the garden. Tiled flooring, wall mounted boiler, space for gs cooker, inset one & ½ bowl drainer-sink unit with mixer tap, double glazed door opening to the garden, doorway leading to:

**UTILITY**
6'6 x 3'7 (1.98m x 1.09m)
Space and plumbing for washing machine, space for fridge freezer, tiled flooring, double glazed window to side aspect, door leading to:

**BATHROOM**
5'7 x 6'2 (1.70m x 1.88m)
Tiled flooring, tiled walls, panelled bath with mixer tap and shower attachment, pedestal wash hand basin, low level wc, down lights, extractor fan, window with obscured glass to side aspect.

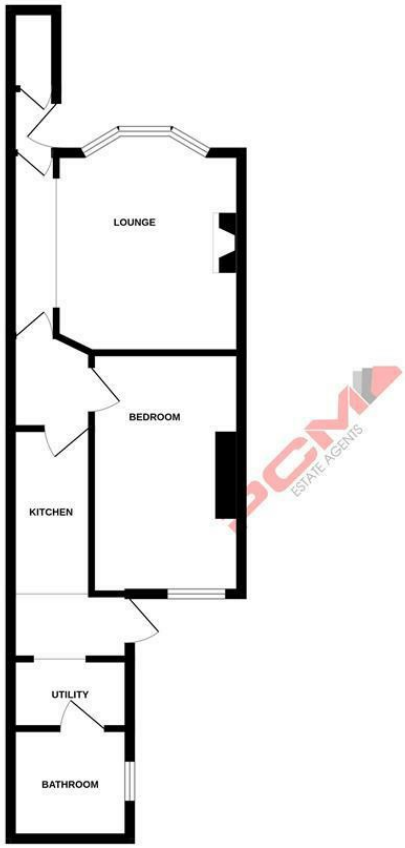
**BEDROOM**
13'4 x 9'5 (4.06m x 2.87m)
Radiator, down lights, window to rear aspect.

**PRIVATE REAR GARDEN**
Enjoying a sunny outdoor space, offering ample space to sit, eat al-fresco and entertain, with a variety of mature plants and shrubs.

**TENURE**
We have been advised of the following by the vendor:
Lease: Approximately 978 years
Service Charge: As & When - 1/3 of any costs.
Ground Rent: TBC
Letting: Allowed.
Pets: Allowed.
Air BnB: Unsure.

Council Tax Band: A

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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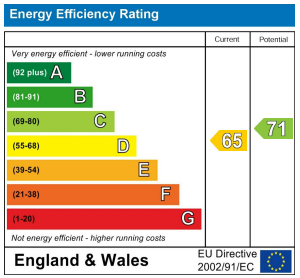


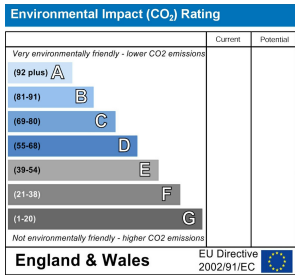


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