



**PCMA**  
ESTATE AGENTS

**Flat 1, 16, Cornwallis Terrace, Hastings, TN34 1EB**

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**Price £190,000**

PCM Estate Agents are delighted to present to the market an opportunity to acquire this exceptionally well-presented CHAIN FREE ONE BEDROOM GARDEN FLAT. Conveniently positioned within walking distance to Hastings mainline railway station with convenient links to London and Hastings town centre, seafront and promenade. Offered to the market CHAIN FREE!

The property is accessed via a PRIVATE FRONT DOOR leading to a spacious BAY FRONTED LOUNGE-DINING ROOM, inner hall providing access to a MODERN KITCHEN which leads to a UTILITY/ REAR LOBBY in addition to a LARGE DOUBLE BEDROOM with two sets of built in double wardrobes, MODERN SHOWER ROOM and a SEPARATE WC. The property also features its own PRIVATE REAR GARDEN offering its own OUTDOOR SPACE to sit out and eat al-fresco or entertain.

Located within easy reach of Alexandra Park and nearby Linton Gardens. Viewing comes highly recommended, please call the owners agents now to book your viewing.

#### **STEPS DOWN FROM STREET LEVEL**

With private front door to:

#### **ENTRANCE HALLWAY**

Open plan to:

#### **LOUNGE-DINER**

17' into bay x 16'5 max (5.18m into bay x 5.00m max )

Wood laminate flooring, telephone and television points, bespoke fitted cabinetry with recessed shelving, radiator, double glazed replacement sash window to front aspect, door to:

#### **INNER HALL**

Providing access to:

#### **KITCHEN**

10' max x 9'2 max narrowing to 5'6 max (3.05m max x 2.79m max narrowing to 1.68m max)

Radiator, wood laminate flooring, down lights, part tiled walls, modern and built with a matching range of eye and base level cupboards and drawers with worksurfaces over, four ring Lamona hob with extractor over and oven below,

inset one & ½ bowl drainer-sink unit with mixer tap, space for tall fridge freezer, space and plumbing for dishwasher, radiator, double glazed window to side aspect, door to:

#### **UTILITY/ REAR LOBBY**

7'1 x 4'7 (2.16m x 1.40m)

Double glazed door and window to rear/side aspect with views and access onto the private garden, further range of fitted wall mounted cupboards and kitchen worksurface with space and plumbing for washing machine, radiator.

#### **BEDROOM**

13'6 max x 10'4 (4.11m max x 3.15m)

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

#### **SHOWER ROOM**

Large walk in shower enclosure with rain style shower head and hand-held shower attachment, vanity enclosed wash hand basin with mixer tap, wall mounted mirrored vanity unit, ladder style heated towel rail, tiled walls, tiled flooring, down lights, extractor for ventilation.

#### **SEPARATE WC**

Dual flush low level wc, vanity enclosed wash hand basin with mixer tap and ample storage set beneath, wall mounted mirrored vanity unit, tiled flooring, down lights, extractor fan for ventilation.

#### **PRIVATE REAR GARDEN**

Low-maintenance, walled/ fenced boundaries, patio area, planted borders.

#### **TENURE**

We have been advised of the following by the vendor:

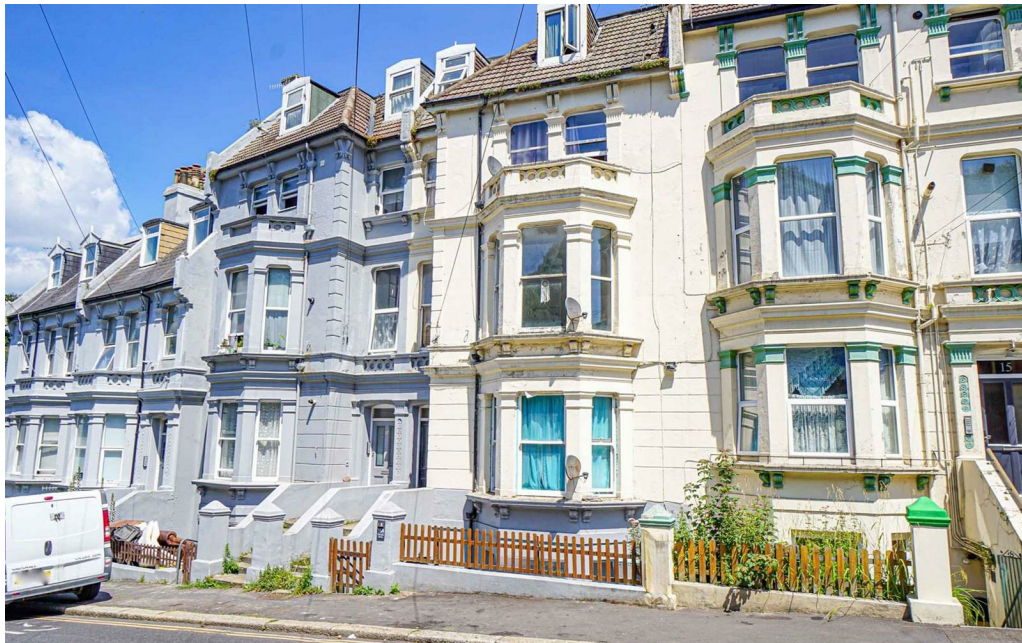
Lease: 125 years from June 1989, approximately 89 years remaining.

Service Charge: TBC

Ground Rent: TBC

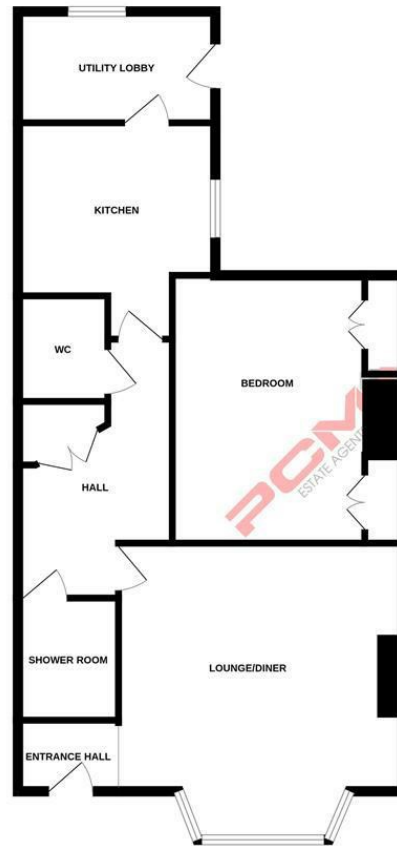
Council Tax Band: A







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 here have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	77
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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.