



ESTATE AGENTS

**33, Russell Street, Hastings, TN34 1QU**

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**Guide Price £210,000**



GUIDE PRICE £210,000 To £220,000

An opportunity has arisen to acquire this SPAVIOUS TWO/ THREE BEDROOM MAISONETTE with a FANTASTIC PRIVATE ROOF TERRACE and conveniently located on a sought-after road within Hastings town centre, just short stroll to the seafront and mainline railway station. Offered to the market CHAIN FREE.

The deceptively spacious accomodation throughout comprises a generous landing, LOUNGE which leads to the ROOF TERRACE, separate KITCHEN-DINER, SHOWER ROOM, landing, THREE BEDROOMS- one of which being formerly a bathroom with a UTILITY ROOM also.

Conveniently located within Hastings town centre with its range o shops, bars and restaurants. Please call now to arrange your immediate viewing to avoid disappointment.

### **COMMUNAL ENTRANCE**

Leading to:

### **COMMUNAL ENTRANCE HALLWAY**

Door leading to stairwell, rising to:

### **HALL**

Spacious with stairs to upper floor accomodation, two radiators,.

### **LOUNGE**

16'5 x 12'4 plus bay (5.00m x 3.76m plus bay )

Double glazed bay window to rear aspect leading out to the roof terrace.

Offering a light and airy space with high ceilings, two radiators.

### **KITCHEN-BREAKFAST ROOM**

13'4 x 3' (4.06m x 0.91m)

Comprising a range of eye and base level units with worksurfaces over, five ring gas hob with extractor above, separate integrated oven and grill, one & ½ bowl stainless steel inset sink with mixer tap, integrated dishwasher, space for fridge freezer, space for breakfast table and chairs, radiator.

### **SHOWER ROOM**

Modern suite comprising a walk in shower with shower screen, dual flush wc,

wash hand basin, chrome ladder style radiator, part tiled walls, tiled flooring, extractor fan, double glazed obscured window to front aspect.

### **LANDING**

Loft hatch, radiator.

### **BEDROOM**

14'9 x 12'5 plus bay (4.50m x 3.78m plus bay )

Double glazed bay window to front aspect, built in storage cupboard, radiator.

### **BEDROOM**

13'8 x 9'6 max (4.17m x 2.90m max )

Double glazed window to front aspect, radiator, built in storage cupboard.

### **UTILITY ROOM**

Space and plumbing for washing machine with worksurfaces above, door to:

### **BEDROOM/ BATHROOM**

9'2 x 5'4 (2.79m x 1.63m)

Currently arranged as a bedroom but the vendor has advised that there is plumbing in place for the install of a bathroom suite. Double glazed window to front aspect, radiator.

### **ROOF TERRACE**

A particular feature of the property being large and private, offering ample space for outdoor and entertaining, whilst overlooking the town centre.

### **TENURE**

We have been advised of the following by the vendor:

Lease: Approximately 110 years remaining

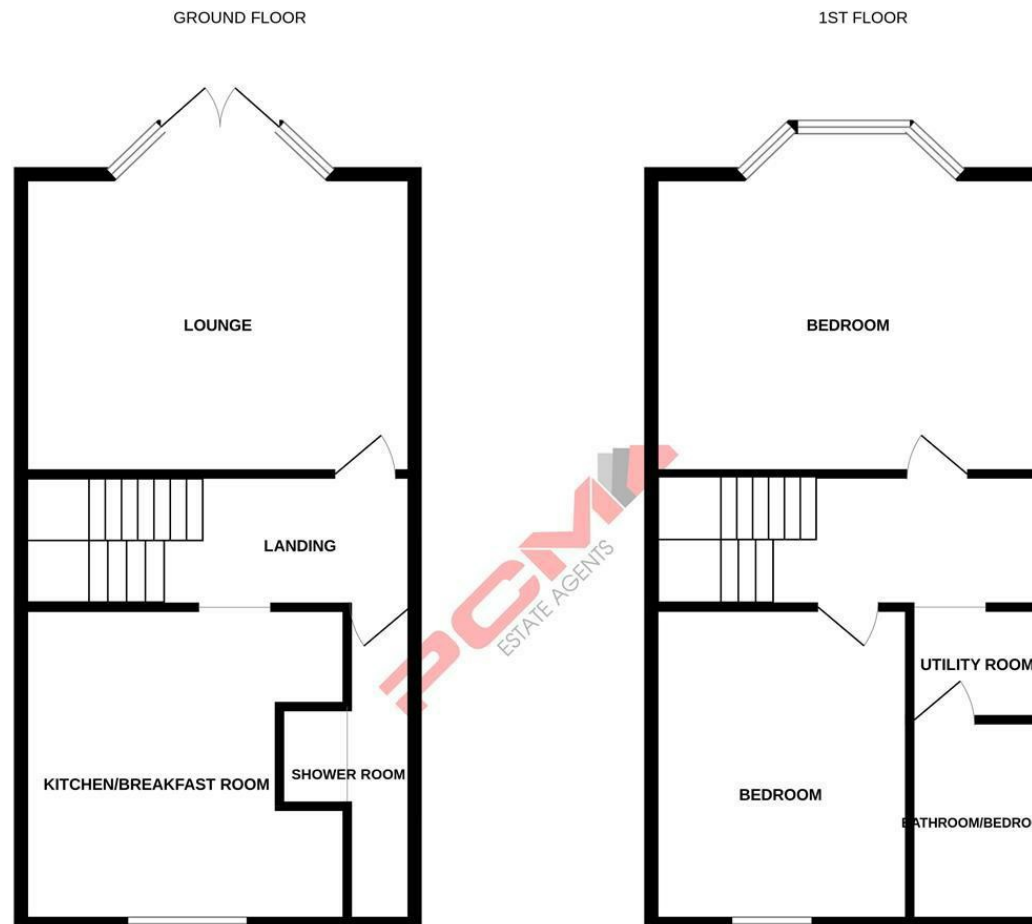
Service Charge: Approximately £500 per annum

Ground Rent: Approximately £150 per annum.

Council Tax Band: B







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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	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.