



ESTATE AGENTS

**Flat 8, 17, Laton Road, Hastings, TN34 2ES**

Web: [www.pcmestateagents.co.uk](http://www.pcmestateagents.co.uk)  
Tel: 01424 839111

**Price £140,000**



PCM Estate Agents are delighted to offer for sale this STYLISH ONE BEDROOM APARTMENT with a SHARE OF FREEHOLD and a PRIVATE AREA OF GARDEN. Located on the FIRST FLOOR of this ATTRACTIVE PERIOD PROPERTY on a highly sought-after road within easy reach of Alexandra Park. Offered to the market CHAIN FREE.

The apartment offers a beautifully presented OPEN PLAN LIVING SPACE, BEDROOM and a CONTEMPORARY SHOWER ROOM. Externally the property enjoys a PRIVATE SECTION OF GARDEN located at the end of the COMMUNAL GARDENS, whilst to the front there is COMMUNAL PARKING on a first come first served basis.

Located on a sought-after and quiet road within easy reach of Hastings town centre with its mainline railway station and the picturesque Alexandra Park. Please call PCM Estate Agents now to arrange your immediate viewing to avoid disappointment.

#### **COMMUNAL ENTRANCE**

Leading to communal hallway with stairs rising to the first floor, door into:

#### **HALLWAY**

Wall mounted telephone entry point.

#### **LIVING ROOM- KITCHEN**

16'5 max x 10'9 (5.00m max x 3.28m)

Beautifully presented light and airy room with bay window to rear aspect enjoying a fantastic outlook over the gardens, radiator and telephone point. The kitchen area comprises a range of matching wall and base level units, worksurfaces, four ring electric hob with extractor above and oven below, inset sink with flexible mixer tap, integrated fridge freezer and an integrated washing machine.

Stairs and landing with built in storage cupboard, door to:

#### **BEDROOM**

10'6 x 7' (3.20m x 2.13m)

Window to rear aspect over looking the gardens, radiator.

#### **SHOWER ROOM**

Walk in double shower with rainfall style shower attachment, wc, wash hand basin with tiled splashbacks, sky light, extractor fan.

#### **GARDEN**

The property enjoys use of a fantastic communal garden which extends to a good size and is predominantly laid to lawn, featuring a range of mature shrubs, plants and trees. Towards the end of the communal garden you will find a section of private garden belonging to this apartment with enclosed fenced boundaries.

#### **COMMUNAL PARKING**

On a first come first served basis.

#### **TENURE**

We have been advised by the vendor of the following:

Share of Freehold 1/10th share

Lease: 125 years from 2019.

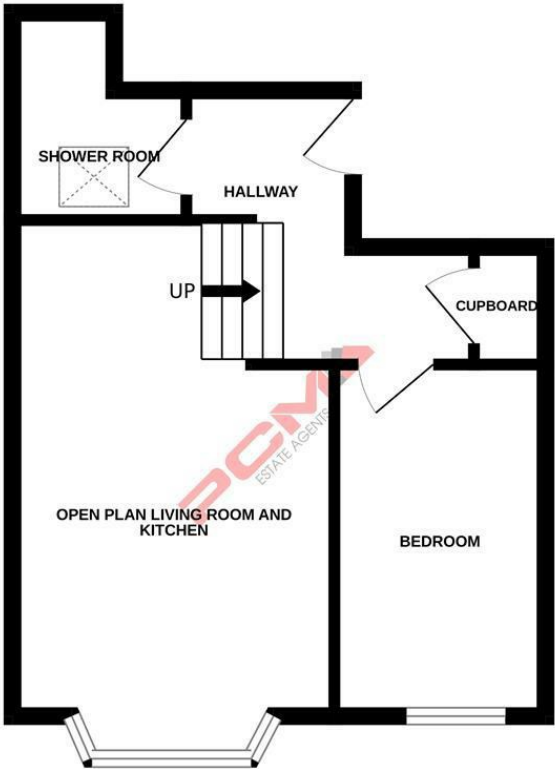
Service Charge: Currently £2700 per annum. Invoiced twice a year in January and July.

The vendor has advised that Sub Letting, Air BnB and Pets are allowed.





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.  
Made with Metropix ©2025

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		50	77
(81-91) B			
(69-80) C			
(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	