



ESTATE AGENTS

Top Floor Flat 40, Baldslow Road, Hastings, TN34 2EY

Web: www.pcmestateagents.co.uk
Tel: 01424 839111

Price £235,000

A beautifully presented THREE BEDROOM APARTMENT with PRIVATE GARDEN and LONG LEASE spanning the TOP FLOOR of this ATTRACTIVE VICTORIAN RESIDENCE on a sought-after and quiet road. Located within easy reach of Alexandra Park and Hastings town centre with its mainline railway station.

The property has been RECENTLY RENOVATED to an excellent standard and boasts spacious accommodation comprising an entrance hall, generous landing, 14ft living room, NEWLY INSTALLED KITCHEN-BREAKFAST ROOM, THREE BEDROOMS and a bathroom with a SEPARATE UTILITY ROOM.

This FANTASTIC APARTMENT is offered to the market CHAIN FREE and also benefits from a PRIVATE SECTION OF GARDEN to the rear, whilst to the front there is COMMUNAL PARKING on a first come first served basis and a LONG LEASE.

Please call PCM Estate Agents now to arrange your immediate viewing to avoid disappointment.

COMMUNAL FRONT DOOR

Stairs rising to the first floor, private front door to

ENTRANCE HALL

Stairs rising to half-landing, sash window to rear aspect with views onto the gardens, stairs rising to the main landing with radiator, loft hatch providing access to loft space with pull down ladder, wall mounted entry phone system, large storage cupboard, telephone point and double radiator.

LIVING ROOM

14'3 x 13'11 (4.34m x 4.24m)

Sash window to front aspect enjoying a pleasant outlook and a sea view, radiator.

KITCHEN

12'11 x 9'8 (3.94m x 2.95m)

Beautifully presented and modern, comprising a range of eye and base level units with worksurfaces over, five ring gas hob, integrated oven and grill, integrated fridge freezer, stainless steel inset sink with flexible mixer tap, space for breakfast table and chairs, radiator, window to rear aspect.

BEDROOM ONE

15'8 x 13'11 (4.78m x 4.24m)

Radiator, sash window to rear aspect with views onto the garden.

BEDROOM TWO

12'10 x 10'3 (3.91m x 3.12m)

Radiator, sash window to front aspect with pleasant far reaching views over rooftops to the sea and towards Alexandra Park through neighbouring buildings located opposite.

BEDROOM THREE

9'2 x 6'1 (2.79m x 1.85m)

Radiator, porthole style window to front aspect.

BATHROOM

Panelled bath with mixer tap and rainfall style shower attachment, wc, wash hand basin with tiled splashback, radiator with heated towel rail, part tiled walls, double glazed window to side aspect.

UTILITY CUPBOARD

Wall mounted boiler, space and plumbing for washing machine, window to side aspect.

OUTSIDE - FRONT

Communal off road parking for several vehicles on a first come first served basis.

REAR GARDEN

Private area of garden, only accessible via the side of the building.

TENURE

We have been advised of the following:

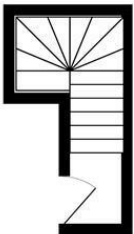
Lease: Approximately 110 years

Maintenance: As & When

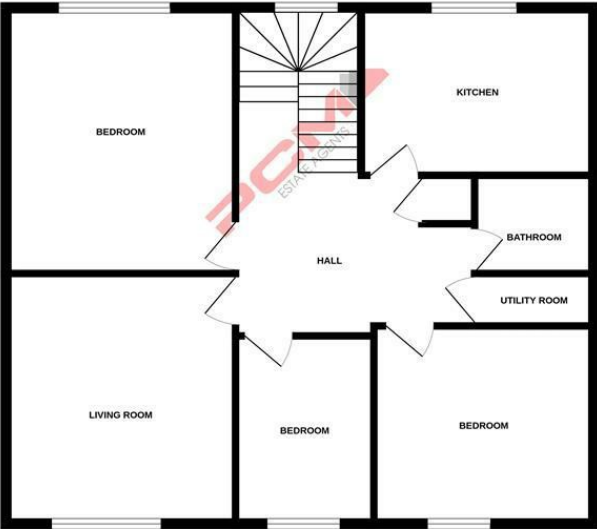
Ground Rent: Approx. £200 per annum



FLOOR NAME



FLOOR NAME



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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	