



ESTATE AGENTS

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Offers In The Region Of £130,000

PCM Estate Agents are delighted to bring to the market this ONE DOUBLE BEDROOM GARDEN APARTMENT with its own PRIVATE ENTRANCE and a SHARE OF FREEHOLD. Offered to the market CHAIN FREE.

The spacious accommodation comprises a generous entrance hallway, living room, SEPARATE KITCHEN, ONE DOUBLE BEDROOM, bathroom and a PRIVATE COURTYARD STYLE REAR GARDEN.

Situated on the sough-after West Hill region of Hastings, located between Hastings town centre and the historic Old Town. Please call the owners agents now to avoid disappointment.

STEPS DOWN FROM STREET LEVEL

Leading to a private front door providing access into:

ENTRANCE HALL

Small storage cupboard, cupboard housing the electric consumer unit and electric meter, hanging space for coats and shoes, electric radiator, door into:

LOUNGE

12'3 x 12'2 max including bay (3.73m x 3.71m max including bay)
Electric radiator, Wifi point, wall lights, double glazed bay window to front aspect.

KITCHEN

9'6 x 8'3 (2.90m x 2.51m)
Comprising a range of eye and base level units with worksurfaces over, four ring electric hob with electric oven below, space and plumbing for washing machine, space for tall fridge freezer, double glazed window to rear aspect overlooking the private area of garden.

BEDROOM

12' x 7'6 (3.66m x 2.29m)
Electric radiator, exposed brick fireplace, double glazed window to rear aspect.

UTILITY AREA

Cupboard housing hot water tank, space for further storage, door providing access to the private area of garden further door to:

BATHROOM

Panelled bath with electric shower above, part tiled walls, dual flush wc, wash hand basin, electric towel rail, obscured double glazed window to side aspect, single glazed window to rear aspect.

REAR GARDEN

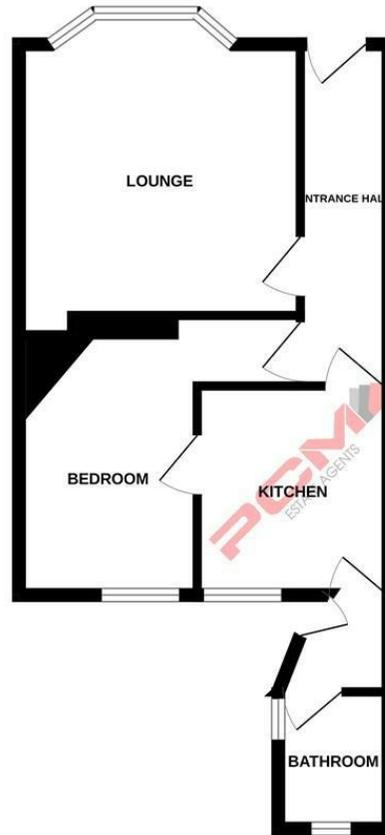
Good sized patio area enjoying views over rooftops, steps down to a smaller section of garden with a range of trees and shrubs, again providing lovely views over rooftops.

TENURE

We have been advised of the following by the vendor:
Share of Freehold - transferrable with the sale.
Lease: Approximately 150 years remaining.
Service Charge: As & When
Ground Rent: £0



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplans 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		

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