



ESTATE AGENTS

**GFF 22, Rock Lane, Hastings, TN35 4JN**

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**Price £170,000**

PCM Estate Agents are delighted to present to the market this CHAIN FREE GROUND FLOOR PURPOSE BUILT TWO BEDROOM FLAT benefitting from PRIVATE AREAS OF FRONT & REAR GARDENS.

Situated in the popular Ore Village area, this property is IN NEED OF MODERNISATION and offers an excellent opportunity for buyers to add their own style and value.

Accommodation is well-proportioned and comprises a private entrance leading to a spacious entrance hall, GOOD SIZED LOUNGE-DINING ROOM, kitchen, TWO DOUBLE BEDROOMS and a bathroom. Externally the property benefits from a PRIVATE SECTION OF FRONT AND REAR GARDENS, ideal for outdoor dining and entertaining, along with a useful STORAGE SHED located to the side of the property.

Conveniently positioned on the outskirts of Hastings, the property is within easy reach of popular schooling establishments, local shops and everyday amenities.

Viewing comes highly recommended, please contact the owners agents now to arrange your appointment.

### **DOUBLE GLAZED FRONT DOOR**

Opening to:

### **ENTRANCE HALL**

Radiator, two storage cupboards, one of which with hanging space and the other housing the gas & electric meters along with the fuse board, whilst also providing ample space for coats and shoes, door opening to:

### **LOUNGE**

14'3 max x 11'8 (4.34m max x 3.56m)

Built in storage cupboard with additional shelving space, electric fireplace, radiator, wall mounted thermostat, double glazed window to front aspect.

### **KITCHEN**

9'6 x 9'5 (2.90m x 2.87m)

Fitted with a range of eye and base level units, ample countertop space,

freestanding four ring gas oven, space and plumbing for washing machine, inset sink, wall mounted gas boiler, additional breakfast bar, additional area of seating, dual aspect with double glazed windows to side and rear aspects, door opening to the private rear garden.

### **BEDROOM**

12'9 x 11'8 (3.89m x 3.56m)

Radiator, double glazed window to rear aspect.

### **BEDROOM**

12'9 max x 11'3 max (3.89m max x 3.43m max )

Radiator, double glazed window to front aspect.

### **BATHROOM**

Panelled bath with electric shower over, wc, wash hand basin, part tiled walls, radiator, frosted double glazed window to rear aspect.

### **OUTSIDE - FRONT**

Area of private garden being mainly laid to lawn, footpath to front door, additional walkway providing access to:

### **REAR GARDEN**

Mainly laid to lawn with an additional pebbled area for seating, side access gate to the front of the property. There is also a storage shed located to the side of the property.

### **TENURE**

We have been advised of the following by the vendor:

Lease: Approximately 85 years remaining.

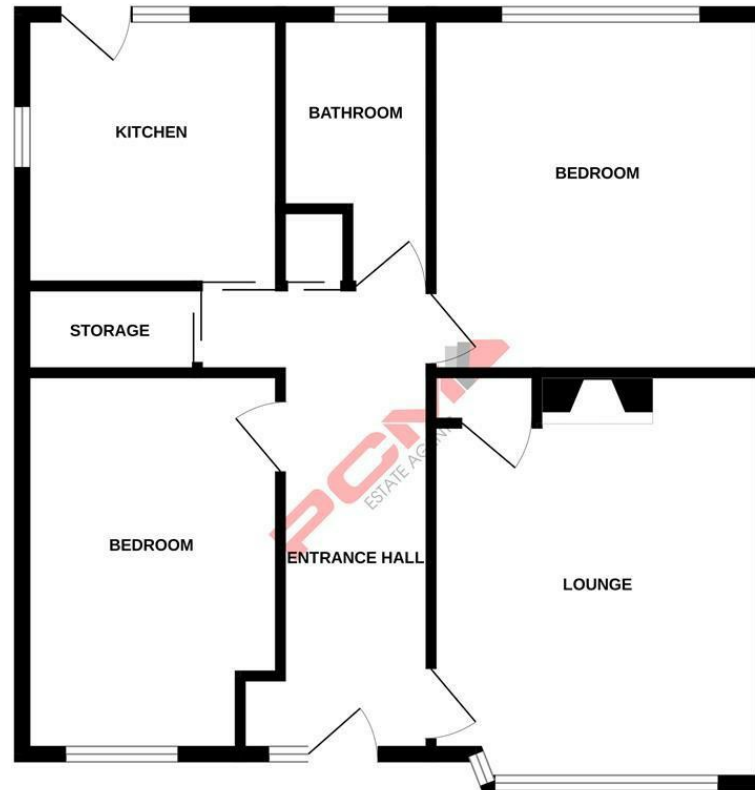
Service Charge: Approximately £610 per annum.

Ground Rent: Approximately £10 per annum - vendor confirming.

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 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>		67	69
(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.