



ESTATE AGENTS

Flat 3, 35, Elphinstone Road, Hastings, TN34 2EG

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

Price £160,000

PCM Estate Agents are delighted to present to the market an opportunity to secure this TOP FLOOR ONE BEDROOM FLAT situated within easy reach of the picturesque Alexandra Park, a short walk to Hastings town centre and railway station, along with easy access to mainline railway links and bus stops. Offered to the market CHAIN FREE.

Accommodation comprises a lounge, separate KITCHEN WITH LOVELY VIEWS at the rear including VIEWS TO THE SEA, DOUBLE BEDROOM and a NEWLY FITTED BATHROOM SUITE. The property also benefits from having double glazed windows throughout, newly fitted electric storage heaters and SOLAR PANELS benefitting the entirety of the building.

Viewing comes highly recommended, please contact the owners agents now to avoid disappointment.

COMMUNAL FRONT DOOR

Stars rising to the top floor, private front door leading to:

ENTRANCE HALL

Newly installed electric radiator, entry phone system, door opening to:

LOUNGE

14' x 9'8 max (4.27m x 2.95m max)

Newly installed electric radiator, double glazed tilt and turn window to rear aspect providing lovely views of the surrounding gardens and also providing a sea view.

KITCHEN

10'3 x 7' (3.12m x 2.13m)

Double glazed window to rear aspect having views over neighbouring properties and to the sea, newly installed electric radiator, space for fridge freezer, range of eye and base level units, countertop space, part tiled walls, freestanding four ring gas cooker with double oven below, inset one & ½ inset sink with mixer tap, space and plumbing for washing machine.

BEDROOM

15'10 x 10'1 max (4.83m x 3.07m max)

Double glazed tilt and turn window to front aspect, newly installed electric radiator.

BATHROOM

Newly installed suite comprising a panelled bath with mixer tap and shower attachment, dual flush low level wc, vanity sink with storage beneath and mixer tap, part tiled splashback, part aquabording, extractor fan, electric heater, frosted tilt and turn double glazed window to front aspect.

TENURE

We have been advised by the vendor of the following:

Lease: Approximately 92 years remaining.

Service Charge: As & When Required

Ground Rent: Approximately £150 per annum

Letting: Not Allowed

Pets: Not Allowed

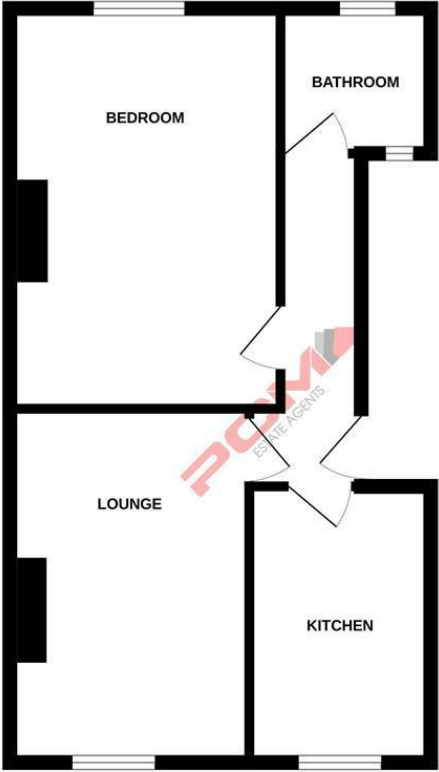
Air BnB: Not Allowed

AGENTS NOTE

Then vendor has advised that he has recently installed solar panels to the building which will benefit all the flats and he has informed us that they are arranged to help charge the newly installed electric heaters.



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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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		