



ESTATE AGENTS

**240a, Old London Road, Hastings, TN34 3NS**

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

**Offers In Excess Of £150,000**



PCM Estate Agents are delighted to present to the market an opportunity to acquire this SPACIOUS TWO BEDROOM FLAT with SEA VIEWS and a HEALTHY LENGTH LEASE. The property is positioned within easy reach of Hastings Old Town but also within reach of amenities located within Ore Village.

Offering well-proportioned accommodation comprising a private entrance hall with ample storage space and stairs rising to the main accommodation, spacious hallway, DUAL ASPECT LOUNGE with SEA VIEWS, kitchen, TWO DOUBLE BEDROOMS and a bathroom with bath and shower.

Viewing comes highly recommended, please call the owners agents now to book your viewing.

### **DOUBLE GLAZED FRONT DOOR**

Leading to:

### **PORCH**

Tiled flooring, ample space for hanging coats and storing shoes, further wooden partially glazed door leading to:

### **ENTRANCE HALL**

Stairs rising to the main accommodation, storage cupboard housing the consumer unit for the electrics, radiator.

### **LANDING**

Coving to ceiling, down lights, radiator, ample storage space, double glazed window.

### **LOUNGE**

18'1 x 13'9 (5.51m x 4.19m)

Dual aspect with double glazed window to both front and rear elevations having lovely views over the Old Town, views of the East Hill lift and lovely sea views, coving to ceiling down lights, radiator, television point and two radiators.

### **KITCHEN**

12'9 max x 10' (3.89m max x 3.05m)

Fitted with a matching range of eye and base level cupboards and drawers with work surfaces over, four ring gas hob with waist level oven a separate grill,

inset one & ½ bowl drainer-sink unit with mixer tap, space and plumbing for washing machine and dishwasher, space for tall fridge freezer, down lights, coving to ceiling and a double glazed window.

### **BEDROOM**

12'9 x 11'9 (3.89m x 3.58m)

Coving to ceiling, radiator, double glazed window.

### **BEDROOM**

12' x 10'9 (3.66m x 3.28m)

Radiator, wood laminate flooring, coving to ceiling, double glazed window.

### **BATHROOM**

Panelled bath with mixer tap and shower attachment, separate walk in shower enclosure with electric shower unit, low level WC, vanity enclosed wash hand basin, part tiled walls, ladder style heated towel rail, coving to ceiling, down lights, extractor for ventilation and a double glazed window.

### **TENURE**

We have been advised of the following by the vendor:

Lease: Approximately 153 Years remaining

Service Charge: Approximately £966

Ground Rent: £0

Letting: Allowed

Air BnB: Unknown

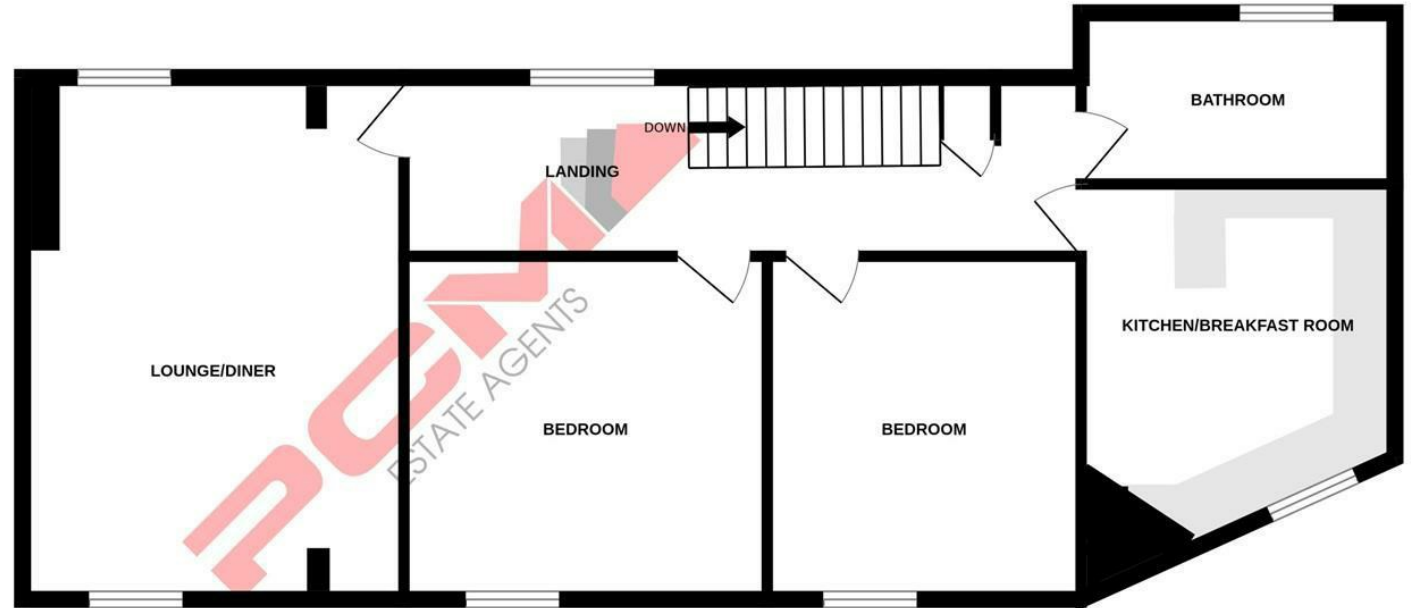
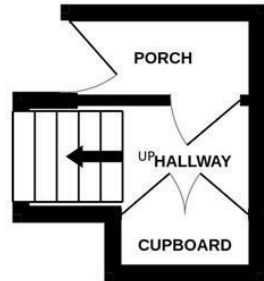
Pets: Allowed

Council Tax Band: B

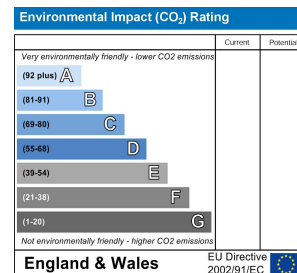
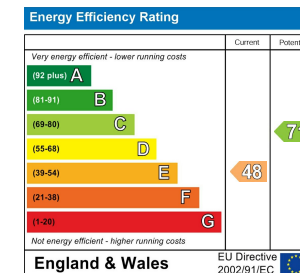


ENTRANCE FLOOR

1ST 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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