



**44 Hughenden Court, Mount Pleasant  
Road, Hastings, TN34 3ST**

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

**Guide Price £100,000**

**\*\* GUIDE PRICE £100,000 TO £115,000 \*\* LENGTHY LEASE OF 136 YEARS**  
**\*\***

PCM Estate Agents are delighted to welcome to the market an opportunity to secure this ONE OF A KIND TWO BEDROOM TOP FLOOR PENTHOUSE APARTMENT with BALCONY and ROOF TERRACE. Offering exceptionally well-presented and spacious accommodation. Situated within walking distance of Hastings town centre, mainline railway station and Alexandra Park, as well as being within easy reach of bus routes and seafront

A particular feature of this property would be the ROOF TERRACE providing AMAZING VIEWS over the town, along with UNINTERRUPTED SEA VIEWS. Accommodation comprises a large entrance hall, LARGE LOUNGE-DINER, kitchen, TWO GOOD SIZED BEDROOMS, modern family bathroom and an ALLOCATED PARKING SPACE.

Please call the owners agents now to arrange your viewing and avoid disappointment.

#### **COMMUNAL FRONT DOOR**

Entry phone system, stair and lift access to the fifth floor, private front door to:

#### **SPACIOUS ENTRANCE HALL**

Entry phone system, electric radiator, double glazed window to side aspect overlooking the balcony and providing spectacular views over the town, UPVC door providing access to the front balcony, door to:

#### **LOUNGE-DINER**

20'5 x 10'2 (6.22m x 3.10m)

Storage cupboard providing access to hot water cylinder, electric fireplace, LED down lights, electric radiator, double glazed window to rear aspect providing views, UPVC door leading to rear balcony, door to:

#### **KITCHEN**

9'9 x 5'6 (2.97m x 1.68m)

Fitted with a range of eye and base level units, inset one & ½ bowl inset sink with mixer tap, space and plumbing for dishwasher and washing machine, space for tall fridge freezer, four ring electric hob with electric oven below, double glazed window to rear providing a pleasant outlook.

#### **HALL**

Providing two further storage cupboards with ample space for coats, shoe's Hoover etc, door to:

#### **MASTER BEDROOM**

13'1 x 10'11 (3.99m x 3.33m)

Built in wardrobes, electric radiator, double glazed window to rear aspect providing views onto the rear balcony.

#### **BEDROOM**

11'10 x 8'7 (3.61m x 2.62m)

Electric radiator, double glazed window to rear aspect providing pleasant views and outlook onto the rear balcony.

#### **BATHROOM**

Tiled surround, dual flush low level wc, wash hand basin with mixer tap and storage below, L shaped jacuzzi style bath with mixer tap attachment and electric shower over, extractor fan, chrome style heated towel rail.

#### **REAR BALCONY**

Providing a quiet and pleasant outlook to the rear of the building with views out over Hastings, access to a storage cupboard.

#### **ROOF TERRACE**

A particular feature of this incredibly spacious and well-proportioned apartment, with views out towards the sea, surrounding areas of Hastings and greenery. Enjoying a private and sunny aspect. From here, you can also access an additional stairwell situated at the rear of the building, which provides access down to the bin store and access back out onto the side of the building.

#### **PARKING**

Allocated parking space for one vehicle, located in the basement of the block.

#### **TENURE**

We have been advised of the following by the vendor:

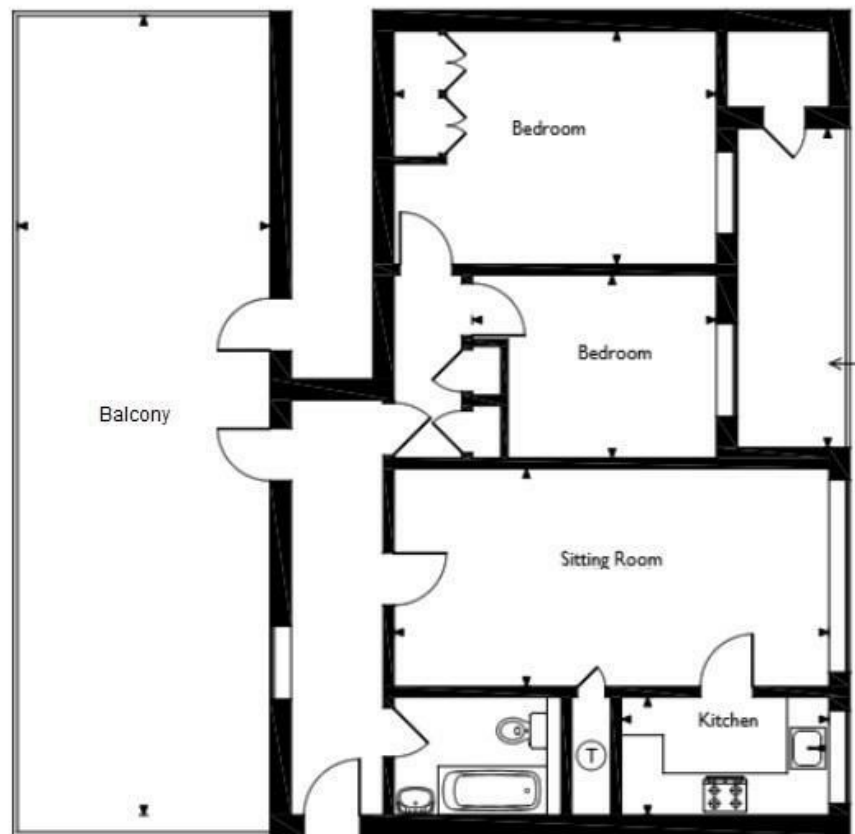
Lease: Approximately 136 years remaining.

Service Charge: Between £1800 to £2000 per annum.

Ground Rent: N/A

Council Tax Band: A





Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

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.

