



ESTATE AGENTS

Flat 1, 71, Mount Pleasant Road, Hastings, TN34 3SJ

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Offers In Excess Of £140,000

PCM Estate Agents are delighted to present to the market an opportunity to secure this ONE BEDROOM GROUND FLOOR APARTMENT, offered to the market CHAIN FREE, with its own DRIVEWAY and PRIVATE REAR GARDEN.

Accommodation comprises a BAY FRONTED LOUNGE, separate kitchen, ONE DOUBLE BEDROOM and WET ROOM. There is also a CELLAR with power and lighting. A particular feature of the property is the PRIVATE REAR GARDEN, providing ample space for outdoor dining and entertaining.

Situated within easy reach of West St Leonards railway station, and within walking distance to Alexandra Park and nearby Hastings town centre. Viewing comes highly recommended, please call the owners agents now to book your viewing and avoid disappointment.

COMMUNAL FRONT DOOR

Opening to the communal entrance with private front door to:

ENTRANCE HALL

Door to cellar and further doors to:

LOUNGE

16'4 max x 13'1 (4.98m max x 3.99m)

Electric heater, picture rail, original high skirting boards, entry phone system, double glazed bay window to front aspect.

KITCHEN

10'8 x 8'6 (3.25m x 2.59m)

Comprising a range of eye and base level units, ample countertop space, space and plumbing for washing machine, space for freestanding electric oven, space for tumble dryer, inset stainless steel sink with mixer tap, part tiled walls, double glazed window to rear aspect overlooking the garden.

INNER LOBBY

Storage cupboard with hanging space, door to rear garden, further door to:

BEDROOM

15'8 x 8'5 (4.78m x 2.57m)

Electric radiator, dual aspect with double glazed windows to rear and side aspects.

WET ROOM

Electric shower, dual flush wc, wash hand basin, tiled walls, extractor fan.

CELLAR

Power and lighting, immersion heater, under stairs storage cupboard, extractor fan, additional storage cupboard opening to a further section of cellar space.

OUTSIDE - FRONT

Private area of off road parking.

REAR GARDEN

Accessed via the inner hall to an area of decking, perfect for outdoor dining and entertaining, step down to an area of lawn with brick and fenced boundaries.

TENURE

We have been advised of the following by the vendor:

Lease: 189 from 1988, approximately 156 years remaining.

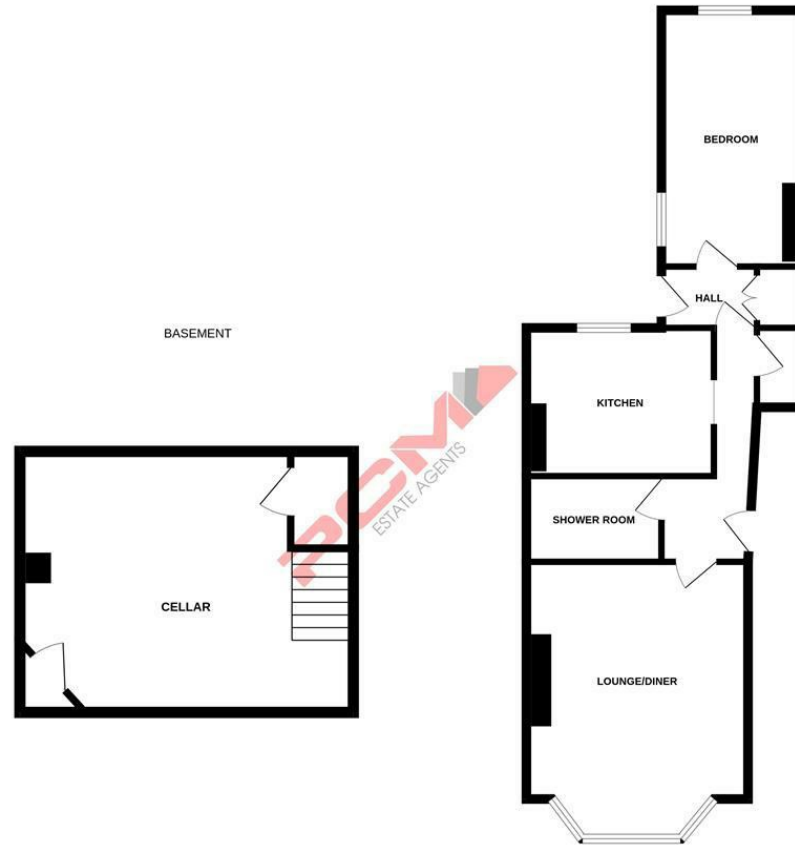
Service Charge: TBC

Ground Rent: TBC

Council Tax Band: A



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			75
(55-68) D			
(39-54) E			
(21-38) F		25	
(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	