



ESTATE AGENTS

15, Fairlight Gardens, Hastings, TN35 4AY

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Price £199,950

PCM Estate Agents are delighted to present to the market this well-presented PURPOSE BUILT FIRST FLOOR TWO BEDROOM FLAT, benefitting from a GARAGE located in a nearby block and a SHARE OF FREEHOLD. Offering spacious and WELL-PROPORTIONED accommodation throughout, featuring gas fired central heating and double glazing.

Accommodation comprises a GENEROUS LOUNGE-DINER, fitted kitchen, inner hallway, TWO DOUBLE BEDROOMS with BUILT IN WARDROBES and a bathroom.

Conveniently situated within easy reach of amenities within Ore Village, the property also provides excellent access to the roads leading to Pett Level and Hastings.

This property would make an IDEAL FIRST TIME PURCHASE, RETIREMENT or INVESTMENT OPPORTUNITY. Early viewing comes highly recommended to fully appreciate the space and accommodation on offer. Please contact the owners sole agents today to arrange your viewing.

COMMUNAL FRONT DOOR

Steps rising to the private front door, opening to:

ENTRANCE HALL

Cupboard housing electric consumer unit, radiator, door opening to:

LOUNGE-DINER

19'9 x 11'4 (6.02m x 3.45m)

Wall light fittings, additional storage cupboard with shelving space, two radiators, double glazed window to front aspect providing a pleasant outlook over the lawns door opening to:

KITCHEN-BREAKFAST ROOM

10'4 x 7'9 (3.15m x 2.36m)

Comprising a range of eye and base level units, space and plumbing for washing machine, space for tall fridge freezer, four ring gas hob with electric oven below, double bowl butler style sink with mixer tap, built in cupboard housing the wall mounted gas boiler and gas meter, double glazed window to rear aspect.

BEDROOM

12'8 x 11'4 (3.86m x 3.45m)

Built in wardrobe space with hanging rail and additional cupboard space above, radiator, double glazed window to front aspect.

BEDROOM

13'5 x 8'2 (4.09m x 2.49m)

Built in wardrobes with shelving space, radiator, double glazed window to rear aspect.

BATHROOM

Panelled bath with mains pressure shower head above, wash hand basin with mixer tap and storage beneath, vanity mirror, low level dual flush wc, chrome heated style towel rail, additional storage cupboard with shelving space, frosted double glazed window to rear aspect.

GARAGE

Located in a block nearby, with up and over door.

TENURE

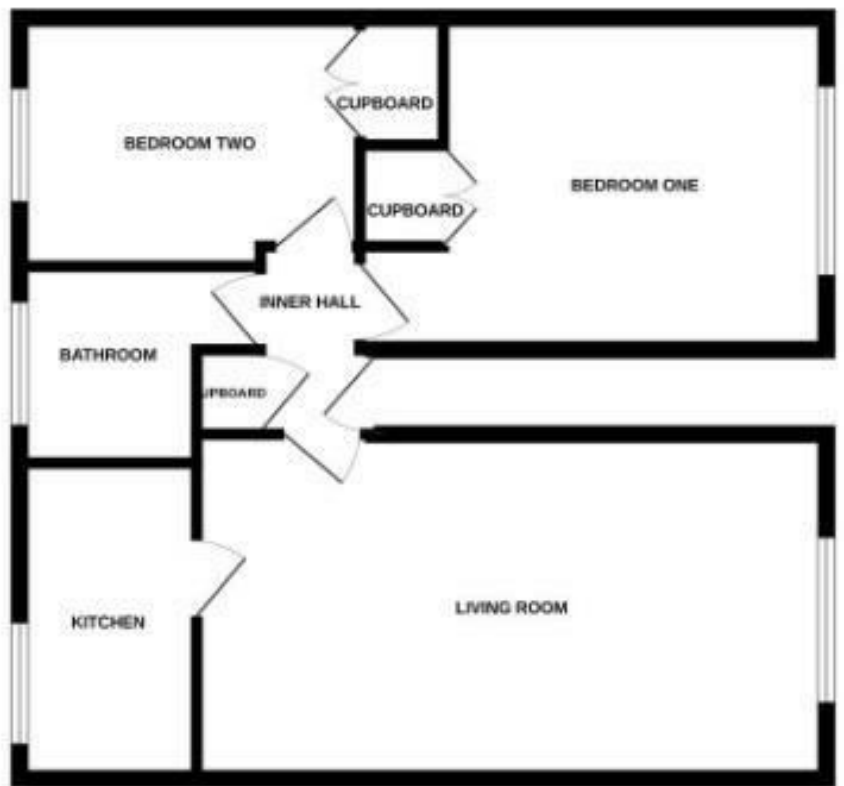
We have been advised of the following by the vendor:

Share of Freehold - transferrable with the sale.

Lease: Approximately 938 years remaining.

Service Charge: Approximately £1320 per annum, including GR





These energy efficiency and environmental impact ratings are estimates only and should not be relied upon for any specific decision or investment. The data is for illustrative purposes only and should be used as a guide only. The actual energy efficiency and environmental impact ratings may vary depending on the actual use of the property. The data is for illustrative purposes only and should be used as a guide only. The actual energy efficiency and environmental impact ratings may vary depending on the actual use of the property. The data is for illustrative purposes only and should be used as a guide only. The actual energy efficiency and environmental impact ratings may vary depending on the actual use of the property.

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		74	77
	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		