



GFF 113, Milward Road, Hastings, TN34 3RS

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

Price £125,000

PCM Estate Agents are delighted to present to the market an opportunity to purchase this CHAIN FREE ONE BEDROOM GROUND FLOOR FLAT with LOVELY TOWNSCAPE VIEWS, positioned on this favourable road within Hastings, bordering the WEST HILL and Hastings town centre.

Inside, the property offers accommodation comprising a LOUNGE-DINER, BEDROOM, kitchen and SHOWER ROOM. Located just a short stroll from the PANORAMIC VIEWS of the West Hill itself or the convenience of the shops, train station, seafront and promenade.

Please call the owners agents now to book your viewing.

COMMUNAL FRONT DOOR

Leading to communal entrance hall, private front door to:

ENTRANCE HALL

Ample storage space.

LIVING ROOM

15'3 x 12'7 (4.65m x 3.84m)

High ceilings with cornicing, electric storage radiator, television point, double glazed bay window to front aspect.

KITCHEN

8'7 narrowing to 5'4 x 7'9 (2.62m narrowing to 1.63m x 2.36m)

Fitted with a matching range of eye and base level cupboards and drawers with worksurfaces over, electric hob and cooker with extractor over, inset drainer-sink unit with mixer tap, integrated tall fridge freezer, integrated washing machine, double glazed window to front aspect and further double glazed window to rear aspect with lovely townscape views.

BEDROOM

15'3 into bay x 11'9 (4.65m into bay x 3.58m)

High ceiling with cornicing, electric storage radiator, double glazed bay window to rear aspect having lovely townscape views and partial views of the sea.

SHOWER ROOM

Walk in shower, pedestal wash hand basin, low level wc, part tiled walls, extractor fan for ventilation.

TENURE

We have been advised of the following by the vendor:

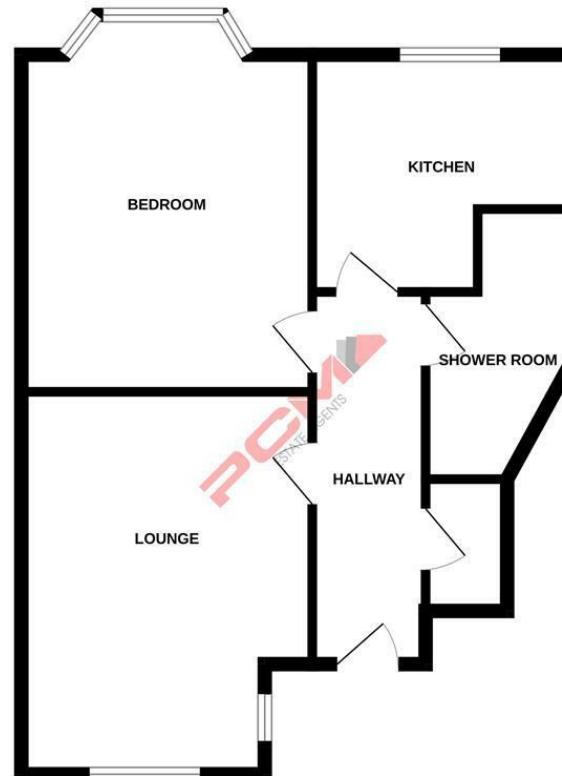
Lease: 120 years approximately

Service Charge: £1902.68 per annum approximately

Ground Rent: £100 per annum approximately



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 operation 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 | | | |
| EU Directive 2002/91/EC | | | |
| England & Wales | | | |

| 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 | | | |
| EU Directive 2002/91/EC | | | |
| England & Wales | | | |