









17 Homedane House, Denmark Place, Hastings, TN34 1PQ

PCM Estate Agents are delighted to offer to market this ONE BEDROOMED SECOND FLOOR MANAGED APARTMENT for the OVER 60's with SEA VIEWS and a LONG LEASE.

Conveniently located within Hastings town centre and offered to the market CHAIN FREE with SPACIOUS ACCOMMODATION comprising an entrance hallway, LOUNGE with FAR REACHING SEA VIEWS, kitchen, ONE BEDROOM with BUILT IN WARDROBES and a modern fitted SHOWER ROOM. Located on the second floor of this popular MANAGED BUILDING with LIFT ACCESS and use of the communal lounge and communal laundry room.

Please call the owners sole agent now to book your immediate viewing to avoid disappointment.

### **COMMUNAL ENTRANCE**

Stairs or lift rising to the second floor, private front door leading to;

#### **ENTRANCE HALLWAY**

Airing cupboard.

#### LOUNGE

13'10 max x 13'8 max (4.22m max x 4.17m max )

Double glazed window to front aspect enjoying far reaching sea views, radiator, telephone point, archway to;

# **KITCHEN**

7'4 x 5'2 (2.24m x 1.57m)

Comprising a range of eye and base level units with worksurfaces over, four ring electric hob with oven below, stainless steel inset sink with mixer tap, space for fridge freezer, double glazed window to rear aspect.

#### **BEDROOM**

13'3x 9'1 (4.04mx 2.77m)

Built in wardrobe, double glazed window to rear aspect, radiator.

### **SHOWER ROOM**

Walk in double shower with shower screen, dual flush wc, wash hand basin with storage below, towel rail, extractor fan.

### **TENURE**

We have been advised of the following by the vendor: Lease: 139 years from 1 September 1985 (Approximately 100 years remaining) Maintenance: £3036.01 per annum (Billed half yearly)

Council Tax Band: B





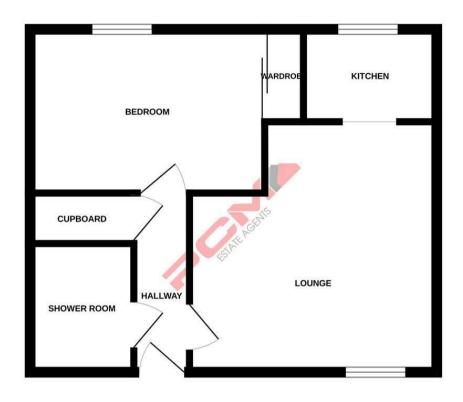




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## **GROUND FLOOR**



Whilst every altering has been made to ensure the accuracy of the floorgian contained here, measurements of doors, windows, rooms and any other terms are approximate and no responsibility to taken for any error, prospective purchaser. The services, significant and applicances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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.

