



ESTATE AGENTS

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**£155,000**



Situated in this highly sought-after and convenient town centre location is this CHAIN FREE well-proportioned TWO BEDROOM APARTMENT situated on the GROUND FLOOR of this PURPOSE BUILT BLOCK enjoying benefits including gas central heating, double glazing, 16'9 LOUNGE with door to the front providing a SELF-CONTAINED ENTRANCE for the apartment as well as entrance via the communal entrance lobby on the ground floor, TWO GOOD SIZE BEDROOM, kitchen, bathroom & wc, use of communal PARKING FACILITIES and SHARE OF FREEHOLD transferable with the sale of the property.

Situated within easy reach of Hastings town centre with its comprehensive range of shopping, sporting, recreational facilities, mainline railway station, seafront and promenade.

Early viewing comes highly recommended for those seeking a WELL-PROPORTIONED GROUND FLOOR APARTMENT in this much sought-after location. Call now to book your immediate viewing to avoid disappointment.

#### **COMMUNAL ENTRANCE LOBBY**

Part glazed front door to:

#### **ENTRANCE HALL**

Entry phone receiver, central heating thermostat, door to lounge (described later).

#### **KITCHEN**

10'4" max x 7'6" max (3.15m max x 2.29m max)

Double glazed window to side aspect, part tiled walls, stainless steel inset sink, range of base units comprising cupboards and drawers set beneath working surfaces, dishwasher, washing machine, electric cooker, cooker point, wall mounted gas boiler, radiator, built in cupboard, return doorway to hallway.

#### **LOUNGE**

16'9" max x 10'6" (5.11m max x 3.20m)

Double glazed window to front aspect, radiator, double glazed door opening to front of property providing a self-contained entrance to the property also, door to inner hallway (described later), door to;

#### **BEDROOM ONE**

11'11" x 10'5" (3.63m x 3.18m)

Double glazed window to front aspect, radiator, return door to lounge.

#### **INNER HALLWAY**

Door to;

#### **BEDROOM TWO**

11'10" max x 7'2" max (3.61m max x 2.18m max)

Double glazed window to front aspect, built in cupboard, radiator, return door to hallway.

#### **BATHROOM**

Double glazed window to side aspect, part tiled walls, panelled bath, over bath shower, pedestal wash hand basin, low level wc, radiator, return door to hallway.

#### **OUTSIDE**

Use of communal parking facilities to the rear of the building.

#### **TENURE**

We are advised by the owner of the following;

Lease: 999 years from March 1971.

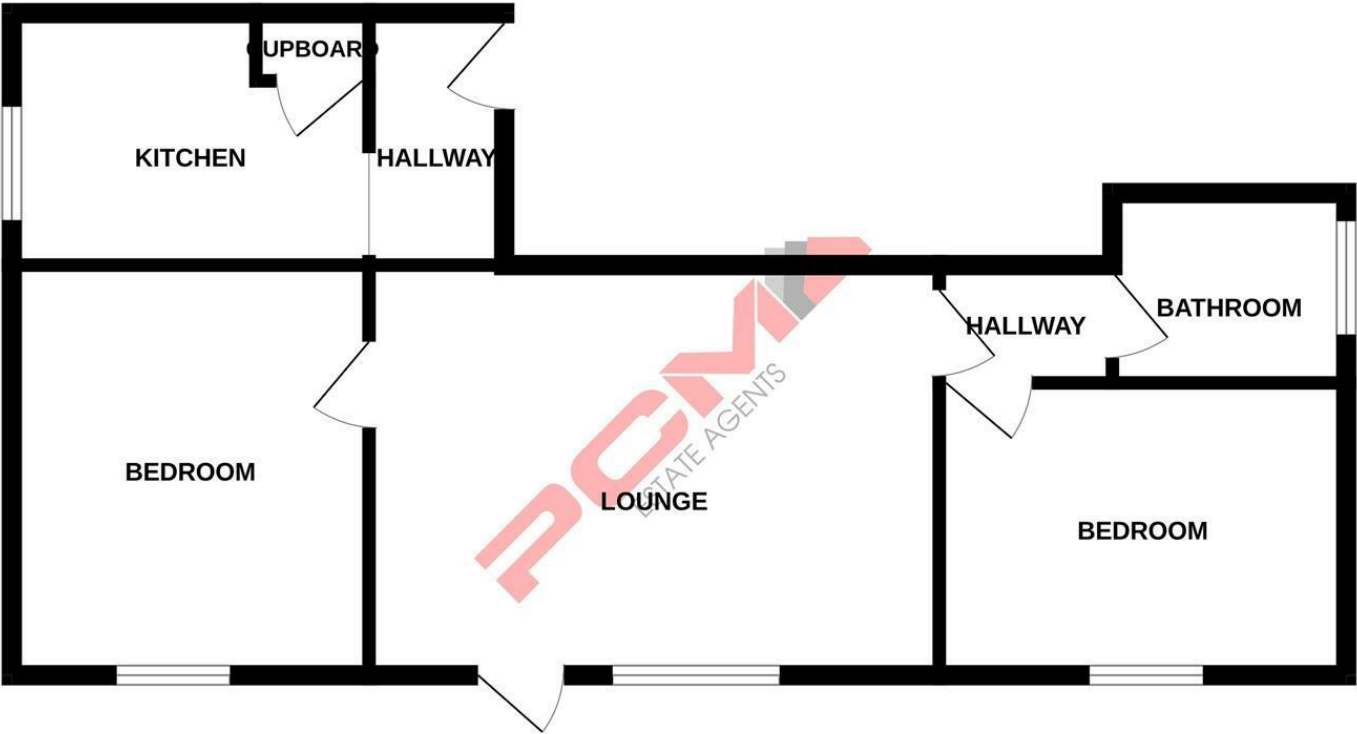
Share of Freehold transferable with the sale of the property.

Maintenance: £1000 p/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 operability or efficiency can be given.  
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