



ESTATE AGENTS

9 Wakehurst Court, Amherst Road, Hastings, TN34 1NP

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Price £209,950

PCM Estate Agents are delighted to present to the market an opportunity to secure this TWO DOUBLE BEDROOMED DUPLEX APARTMENT with lovely TOWNSCAPE VIEWS, ALLOCATED PARKING and its own PRIVATE ENTRANCE. Conveniently positioned just a short stroll from Hastings town centre, within easy reach of a vast range of amenities including Alexandra Park and Hastings mainline railway station with convenient links to London.

The property has modern comforts including gas fired central heating and double glazing, the accommodation is arranged over two floors and comprises a private front door leading to the entrance hall, stairs rise to the first floor where there is a SPACIOUS LOUNGE-DINING ROOM, MODERN KITCHEN with stone countertops and INTEGRATED APPLIANCES, BEDROOM and a family bathroom. To the second floor there is a MASTER SUITE with EN SUITE SHOWER ROOM, WALK-IN-WARDROBE and a BALCONY to take in those lovely townscape views.

Viewing comes highly recommended, please call the owners agents now to book your viewing and avoid disappointment.

PRIVATE FRONT DOOR

Leading to:

ENTRANCE HALL

Stairs rising to upper floor landing,

LANDING

Spot lights, radiator, fire alarm, door to inner hall with double glazed window return stairs to:

LOUNGE-DINING ROOM

18'1 x 14'1 (5.51m x 4.29m)

Double aspect room having double glazed windows to the rear and side and further double glazed door leading to a Juliet Balcony with far reaching views across town. Centrally heated radiator and glass sliding doors into;

KITCHEN

9'7 x 7'2 (2.92m x 2.18m)

Modern kitchen fitted with a range of eye and base level cupboards and drawers with soft close hinges and granite work surfaces over, four ring gas

hob with cooker hood over, double oven below, integrated fridge freezer, integrated washer dryer and dishwasher, wall mounted cupboard concealed boiler, inset one and a half bowl drainer steel sink unit with mixer tap, polished tile flooring, double glazed window to front aspect.

BEDROOM TWO

9'7 x 8'9 (2.92m x 2.67m)

Radiator, fire alarm, two double glazed windows to front aspect.Q

BATHROOM

Panelled bath with mixer tap and shower attachment, pedestal wash hand basin with mixer tap, dual flush low level wc, radiator, shaver point, part tiled walls, tiled flooring, spot lights, ceiling extractor for ventilation, double glazed frosted glass window to rear aspect for privacy.

SECOND FLOOR

Leading to:

MASTER BEDROOM

20' x 13' (6.10m x 3.96m)

Built-in wardrobes with sliding doors, hanging rails and shelving eaves storage, radiator, spot light, fire alarm, television point, radiator, double glazed french double opening doors to balcony.

BALCONY

Balustrade with glass inserts, pleasant views over Hastings and St Leonards.

EN-SUITE SHOWER ROOM

Walk-in shower enclosure, dual flush low level wc, pedestal wash hand basin with mixer tap, shaver point, part tiled walls, tiled flooring, ceiling extractor for ventilation, spot lights, double glazed window to side aspect.

TENURE

We have been advised by the owner of the following;

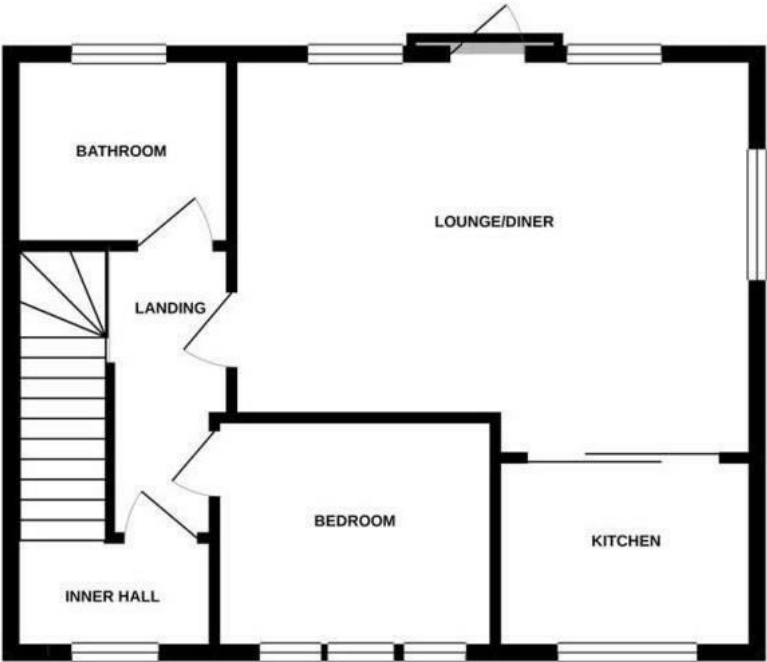
Lease - Approximately 83 Years

Maintenance - Approximately £1400 (to include insurance and ground rent)

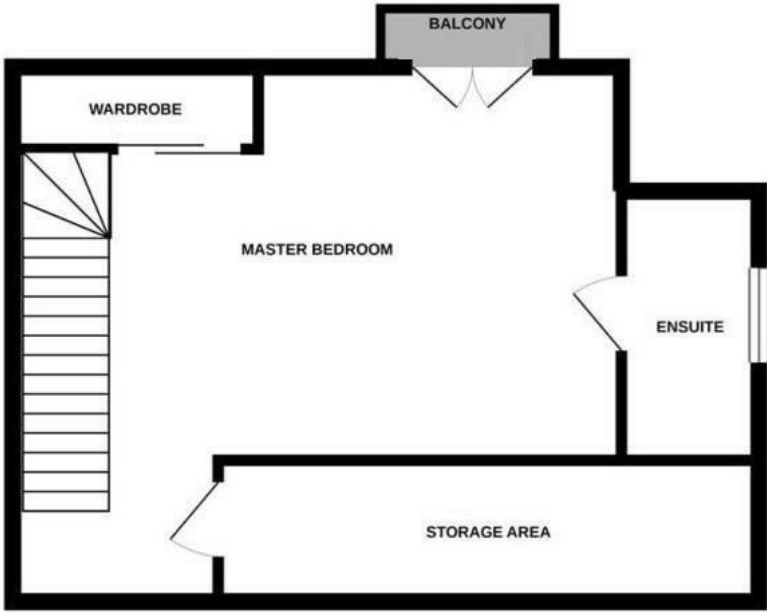
Council Tax Band: B



GROUND FLOOR
527 sq. ft. (49.0 sq. m.) approx.



1ST FLOOR
451 sq. ft. (41.9 sq. m.) approx.



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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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 | 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 | |