



ESTATE AGENTS

**Flat 2, 44, Milward Crescent, Hastings, TN34 3RU**

Web: [www.pcmeestateagents.co.uk](http://www.pcmeestateagents.co.uk)  
Tel: 01424 839111

**Price £200,000**



PCM Estate Agents offer to the market this TWO BEDROOMED APARTMENT with a SHARE OF FREEHOLD and a PRIVATE SECTION OF GARDEN, offered to the market CHAIN FREE. Occupying the FIRST FLOOR of this PERIOD BUILDING, located on a highly sought-after road within easy reach of the West Hill, Hastings town centre and seafront.

The spacious accommodation comprises an entrance hallway, LOUNGE with LARGE BAY WINDOW enjoying a pleasant outlook, separate kitchen, TWO DOUBLE BEDROOMS and a bathroom. To the rear of the property there is a PRIVATE SECTION OF GARDEN.

Viewing comes highly recommended for those seeking a SPACIOUS APARTMENT, call now to arrange your viewing to avoid disappointment.

#### **PRIVATE FRONT DOOR**

Leading to:

#### **ENTRANCE HALLWAY**

Wall mounted telephone entry point, wall mounted thermostat control, radiator.

#### **LOUNGE**

14'5 max x 11'7 (4.39m max x 3.53m)

Double glazed bay window to front aspect letting in ample light and enjoying a pleasant outlook over rooftops, radiator.

#### **KITCHEN**

9'3 x 5'9 (2.82m x 1.75m)

Comprising a range of eye and base level units with worksurfaces over, four ring gas hob with extractor above and oven below, stainless steel inset sink with mixer tap, space for fridge, space and plumbing for washing machine, double glazed window o rear aspect.

#### **BEDROOM**

10'5 x 8'2 (3.18m x 2.49m)

Double glazed window to rear aspect, radiator.

#### **BEDROOM**

14'3 x 8'2 (4.34m x 2.49m)

Double glazed window to front aspect enjoying a pleasant outlook, radiator.

#### **BATHROOM**

8'1 x 5'2 (2.46m x 1.57m)

Modern suite comprising a P shaped panelled bath with shower attachment and shower screen, dual flush wc, wash hand basin, part tiled walls, extractor fan, radiator.

#### **REAR GARDEN**

Accessed via the communal hallway, there is an allocated section, roughly in the middle, that belongs to this apartment.

#### **TENURE**

We have been advised of the following by the vendor:

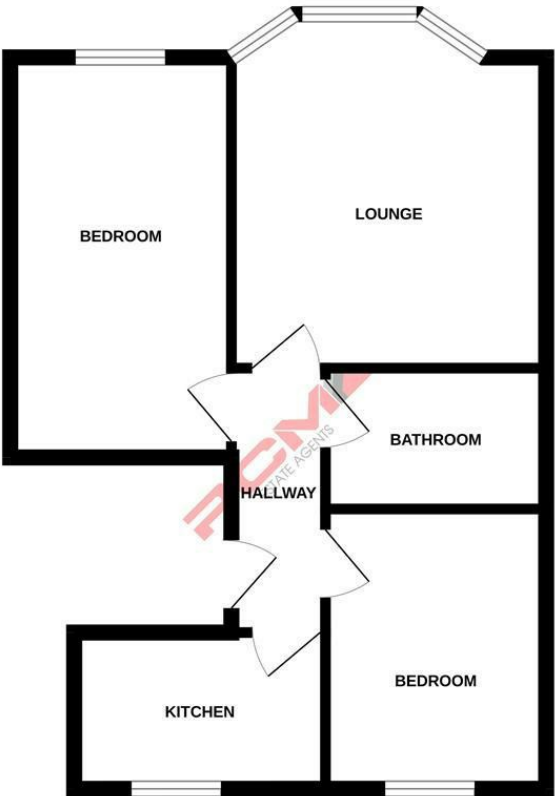
Share of Freehold - transferrable with the sale.

Lease: approx 995 years

Service Charge: approx £65 per month



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.  
Made with Metropix ©2024

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.

