



**30A, Plynlimmon Road, Hastings, TN34 3LT**

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Tel: 01424 839111

**Offers In Excess Of £150,000**

## \*\* SHARE OF FREEHOLD \*\*

PCM Estate Agents are delighted to welcome to the market an opportunity to secure this NEWLY REFURBISHED ONE DOUBLE BEDROOM GARDEN FLAT benefitting from its own PRIVATE ENTRANCE and PRIVATE REAR GARDEN with FAR REACHING VIEWS across the town and a SHARE OF FREEHOLD.

Accommodation comprises a NEWLY FITTED KITCHEN, spacious LOUNGE-DINING ROOM with French style patio doors opening directly onto the private garden, a GOOD SIZE DOUBLE BEDROOM and a bathroom. The GARDEN provides an ideal outdoor space for relaxing and entertaining, whilst enjoying ELEVATED VIEWS across the town. Additional benefits include gas fired central heating, double glazing and newly fitted carpets.

The property is conveniently located between Hastings Old Town and the town centre, and is within easy walking distance of the highly sought-after West Hill region of Hastings, the historic Old Town with its array of independent shops, cafe's and restaurants, as well as the seafront and mainline railway station with direct links to London.

This property would make an IDEAL FIRST TIME PURCHASE, HOLIDAY HOME or INVESTMENT OPPORTUNITY. Please call the owners agents now to avoid disappointment.

### STEPS DOWN FROM STREET LEVEL

Leading to private front door, opening to:

### SPACIOUS ENTRANCE HALLWAY

Cupboard housing electric consumer unit and electric meter, radiator, door opening to:

### LOUNGE

16' max x 10'7 max (4.88m max x 3.23m max )

Inset LED spotlights, French style double glazed patio door opening onto the rear garden, separate double glazed window to rear aspect providing pleasant views out across the town.

### KITCHEN

Fitted with a range of eye and base level cupboards, worksurfaces, inset stainless steel sink with mixer tap, four ring electric gas hob with extractor above, electric oven below, frosted double glazed window to side aspect.

### BEDROOM

14'3 max x 10'7 (4.34m max x 3.23m)

LED inset ceiling spotlights, cupboard housing the gas meter, frosted double glazed window, door opening to:

### BATHROOM

Panelled bath with mixer tap and shower above, low level dual flush wc, inset sink with vanity mirror above, chrome style heated towel rail, double glazed frosted window, extractor fan.

### REAR GARDEN

A particular feature of this property is its private rear garden, which is currently sectioned in tiers with the first section comprising a large patio space providing stunning views out across the town, further steps down to a good area of patio, lower section of patio space with a decked area providing ample space for entertaining and dining along with a rear private access gate leading to the side of the property.

### TENURE

We have been advised of the following by the vendor:

50% Share of Freehold - transferrable with the sale.

Lease: A new 999 year lease being created.

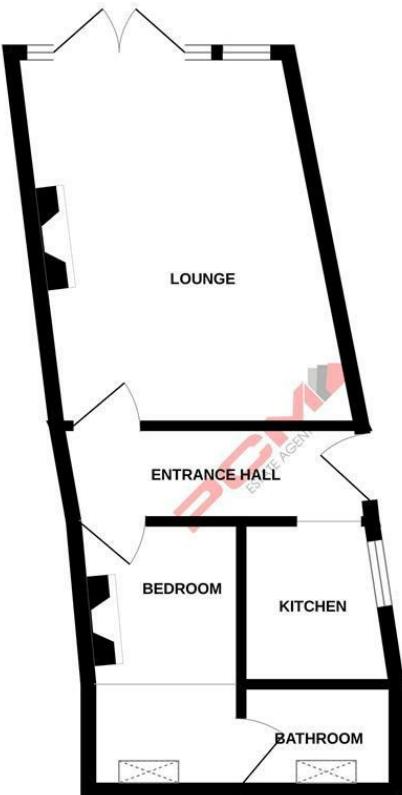
Service Charge: As & when required

Pets - Allowed

Council Tax Band: A



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 fixtures and fittings 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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	