



ESTATE AGENTS

**59, Beaconsfield Road, Hastings, TN34 3TW**

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**Price £185,000**



PCM Estate Agents are delighted to present to the market an opportunity to acquire this BAY FRONTED GROUND FLOOR TWO BEDROOM VICTORIAN FLAT, conveniently positioned within the Blacklands region of Hastings, benefitting from double glazed windows where stated, gas fired central heating, SHARE OF FREEHOLD and a PRIVATE ENTRANCE.

The property offers well-proportioned accommodation comprising a vestibule, entrance hall with ample storage space, BAY FONTED LOUNGE, KITCHEN-DINER with access to a BALCONY, TWO BEDROOMS and a main family bathroom.

Conveniently positioned within easy reach of Alexandra Park and nearby local amenities including Ore railway station.

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

### **COMPOSITE FRONT DOOR**

Opening into:

### **VESTIBULE**

High ceilings with dado rail, further wooden partially glazed door opening into:

### **ENTRANCE HALL**

Storage cupboard, radiator, wall mounted digital thermostat control for gas fired central heating, high ceilings.

### **KITCHEN-DINER**

12'3 max x 12'1 (3.73m max x 3.68m)

High ceilings, ample space for dining table, radiator, wooden single glazed sash window to rear aspect with a pleasant outlook and a door opening to the balcony. Fitted with a matching range of eye and base level cupboards and drawers with worksurfaces over, tiled splashbacks, four ring gas hob with oven below and extractor over, inset drainer-sink unit with mixer tap, space and plumbing for washing machine and dishwasher, space for under counter fridge and freezer, door opening into living room.

### **BALCONY**

Metal safety balustrade, ample space for bistro style table and chairs, access to a storage cupboard.

### **LIVING ROOM**

15'7 into bay x 11'8 (4.75m into bay x 3.56m)

High ceilings with picture rail, fitted joinery into the chimney alcove, fireplace, television point, UPVC double glazed bay window to front aspect.

### **BEDROOM**

15'5 into bay x 11'7 (4.70m into bay x 3.53m)

High ceilings with picture rail, radiator, telephone point, UPVC double glazed bay window to front aspect.

### **BEDROOM**

13'2 x 9'3 (4.01m x 2.82m)

High ceilings, radiator, wooden single glazed sash window to rear aspect.

### **BATHROOM**

Panelled bath with electric shower over, dual flush low level wc, vanity enclosed wash hand basin with mixer tap and tiled splashbacks, radiator, airing cupboard housing the wall mounted boiler, wall mounted fan heater, part tiled walls, radiator, double glazed obscured tilt and turn window to rear aspect.

### **TENURE**

We have been advised of the following by the vendor:

Share of freehold - transferrable with the sale

Lease: 999 years remaining from 8th September 1978.

Service Charge: 1/3 of any costs, as and when required.

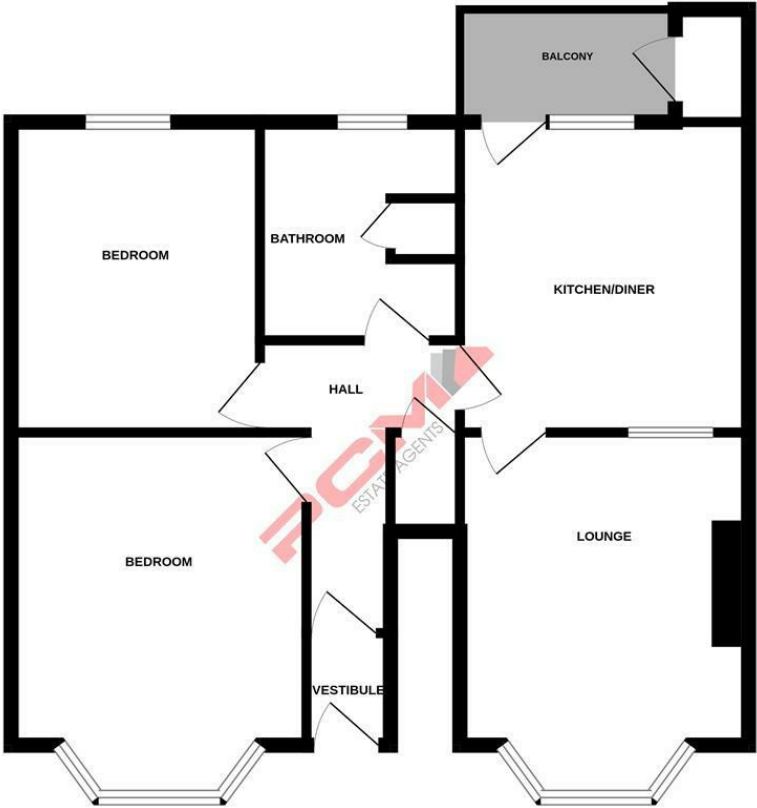
Council Tax Band: B







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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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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		