



ESTATE AGENTS

Flat 1, 42, Wellington Square, Hastings, TN34 1PN

Web: www.pcmestateagents.co.uk
Tel: 01424 839111

Price £155,000

PCM Estate Agents are delighted to present to the market an opportunity to secure this TWO BEDROOM GROUND FLOOR APARTMENT which is IN NEED OF SOME MODERNISATION but offered to the market CHAIN FREE.

Accommodation comprises an OPEN PLAN LOUNGE-KITCHEN space with ORIGINAL FEATURE FIREPLACE and arch shaped single glazed window, TWO BEDROOMS; one of which being a good-sized double and access down to the bathroom, along with a DOWNSTAIRS WC

Situated in the heart of Hastings town centre, within easy walking distance of the beach and the historic Old Town. Viewing come highly recommended to appreciate the potential that this TWO BEDROOM GROUND FLOOR APARTMENT has to offer.

Please call the owners agents now to avoid disappointment.

COMMUNAL ENTRANCE

With telephone system, private front door opening to:

ENTRANCE HALL

Radiator, cupboard housing electric consumer unit, door opening to:

LOUNGE-KITCHEN-DINER

18'5 x 13'6 (5.61m x 4.11m)

Original feature fireplace, two electric radiators, large single glazed window to front aspect overlooking Wellington Square. The kitchen is in need of modernisation but comprises a range of eye and base level units, space and plumbing for washing machine, integrated fridge freezer, four ring electric hob with extractor above and electric oven below, stainless steel inset sink, part tiled walls.

BEDROOM

13'2 x 8'2 (4.01m x 2.49m)

Electric radiator, cupboard housing the hot water cylinder, single glazed window to rear aspect, steps down to:

INNER HALLWAY

Single glazed window to side aspect, further door opening to:

BATHROOM

Panelled bath with mixer tap, wc, wash hand basin, shaver point, vanity mirror, part tiled walls, frosted single glazed window to side aspect.

Steps down from entrance hall to:

BEDROOM

9'3 x 5'3 (2.82m x 1.60m)

Electric radiator, single glazed window to side aspect.

SEPARATE WC

Low level dual flush wc, wash hand basin, single glazed window to side aspect.

TENURE

We have been advised of the following by the vendor:

Lease: In excess of 100 years.

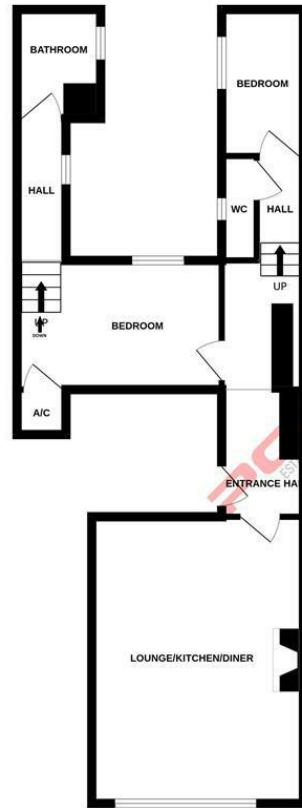
Service Charge: Approximately £1800 per annum.

Ground Rent: TBC.

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 appliances shown here 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		