



Flat 1, 10, Elphinstone Road, Hastings, TN34 2EE

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

Offers In Excess Of £260,000

PCM Estate Agents are delighted to present to the market an opportunity to secure this incredibly spacious GROUND FLOOR COVERED TWO DOUBLE BEDROOMED FLAT to the market. Positioned within walking distance of the picturesque Alexandra Park and Hastings town centre. The property has its own PRIVATE ENTRANCE, SHARE OF FREEHOLD, ALLOCATED PARKING and a PRIVATE AREA OF OUTDOOR SPACE.

Inside, the exceptionally well-proportioned and well-presented accommodation comprises an entrance hall, LOUNGE-DINING ROOM leading to a MODERN WELL-EQUIPPED KITCHEN, TWO LARGE DOUBLE BEDROOMS and a large bathroom with utility area. The flat offers ample storage space by way of TWO LARGE CUPBOARDS in the entrance hall and has a rear lobby that provides access to a further small area of outside space. Benefits include gas fired central heating and double glazing.

Please call the owners agents now to book your viewing and avoid disappointment. CHAIN FREE

PRIVATE FRONT DOOR

Leading to:

ENTRANCE HALL

Spacious with storage space, two radiators, inset down lights, wall mounted thermostat control for gas fired central heating.

LOUNGE

21' x 10'7 (6.40m x 3.23m)

High ceilings, radiator, borrowed light allowing light to flood in from the entrance hall, television point, double glazed windows, doorway to:

KITCHEN

10'7 x 7'7 (3.23m x 2.31m)

Modern and built with a matching range of eye and base level cupboards and drawers having complimentary worksurfaces over and matching upstands, four ring electric hob with oven and separate grill below and extractor over, inset one & ½ bowl sink with mixer spray tap, cupboard concealed wall mounted boiler, integrated under counter fridge, integrated dishwasher, double glazed window.

BEDROOM ONE

19'5 max x 13'5 (5.92m max x 4.09m)

Radiator, high ceilings with cornicing, fitted wardrobes, partially wood panelled wall, double glazed window.

BEDROOM TWO

13'7 x 13'6 (4.14m x 4.11m)

Radiator, down light, two double glazed windows.

BATHROOM-UTILITY

13'5 narrowing to 10'8 x 6'5 (4.09m narrowing to 3.25m x 1.96m)

Panelled bath with mixer tap and shower over bath with glass shower screen, wall mounted vanity enclosed wash hand basin with mixer tap, concealed cistern dual flush low level wc, ladder style heated towel rail, part tiled walls, tiled flooring, wall mounted mirror, extractor fan for ventilation, space and plumbing for washing machine and tumble dryer, double glazed opaque glass window.

TENURE

We have been advised of the following by the vendor:

25% Share of Freehold - transferable with the sale.

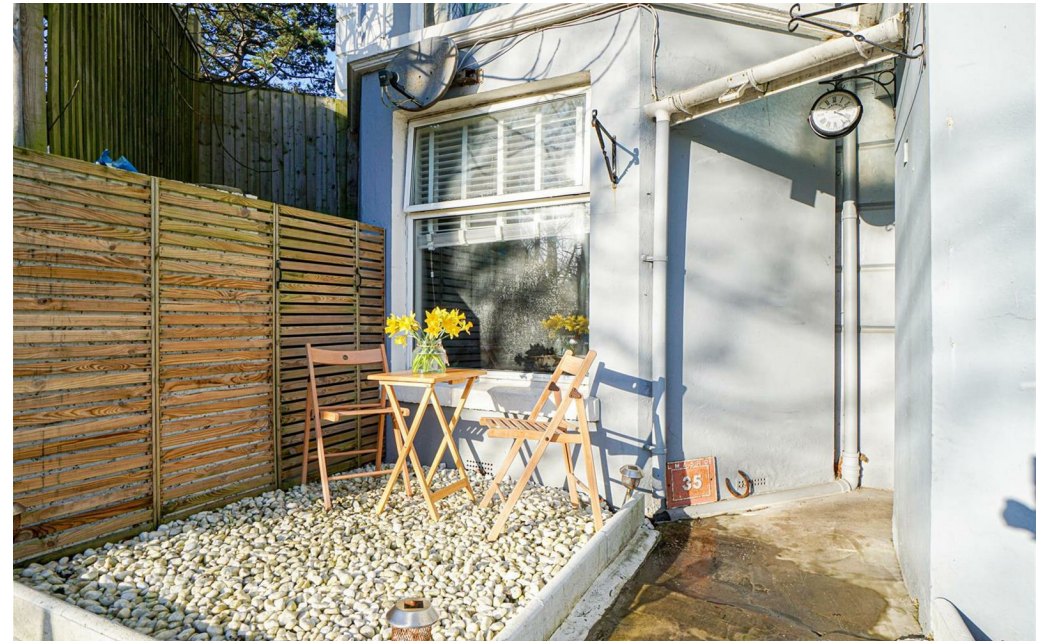
Lease: Approximately 997 years remaining.

Service Charge: Approximately £1080 per annum.

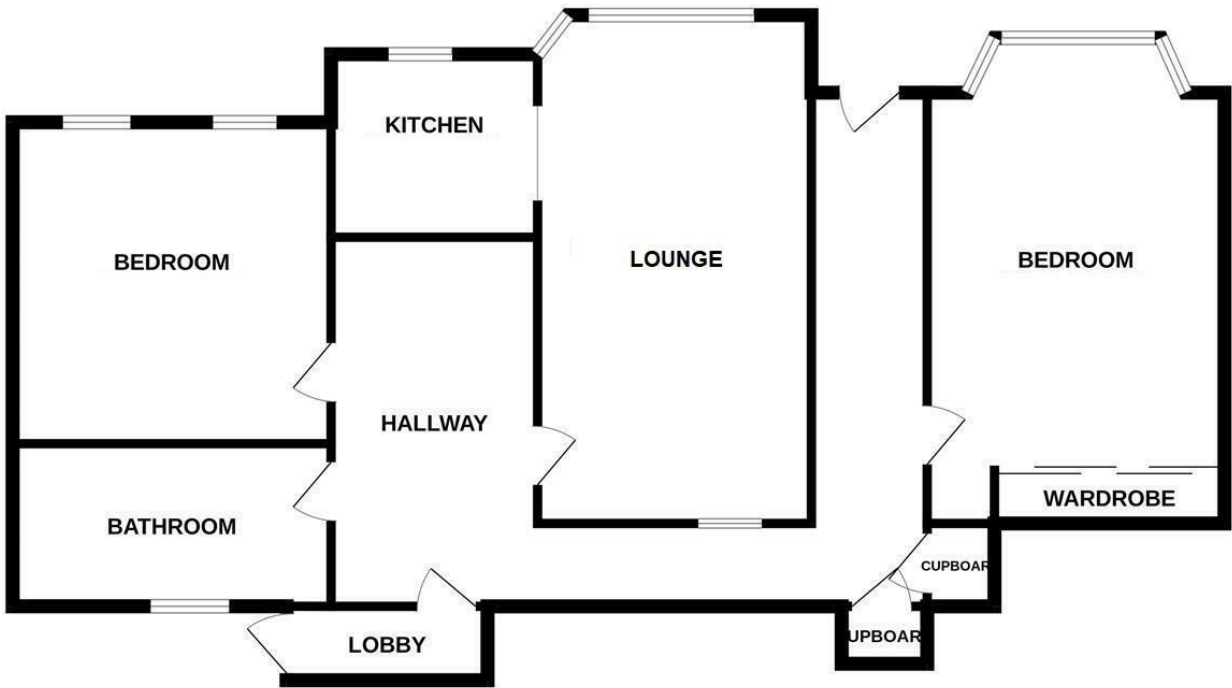
Letting: Allowed

Air BnB: Not Allowed

Pets: Yes



LOWER GROUND FLOOR
1149 sq.ft. (106.7 sq.m.) approx.



TOTAL FLOOR AREA : 1149 sq.ft. (106.7 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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