



ESTATE AGENTS

Flat 4, 12, Holmesdale Gardens, Hastings, TN34 1LY

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Offers In Excess Of £260,000

**** SOLD PRIOR TO MARKETING****

PCM Estate Agents are delighted to present to the market this incredibly spacious and well-presented TOP FLOOR CONVERTED TWO BEDROOM APARTMENT with a SHARE OF FREEHOLD. The entire flat has been freshly painted throughout. Positioned on the outskirts of Hastings town centre within walking distance to the mainline railway station with convenient links to London and a vast range of amenities within the town centre itself including the promenade and seafront.

Occupying the ENTIRE TOP FLOOR of this VICTORIAN SEMI-DETACHED BUILDING and comprising a spacious LOUNGE, kitchen, TWO DOUBLE BEDROOMS, UTILITY, STUDY and a bathroom with bath and shower. The property retains some of its PERIOD FEATURES and offers a perfect balance between modern comforts including gas central heating via the column style radiators and double glazed windows.

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

COMMUNAL FRONT DOOR

Leading to:

COMMUNAL ENTRANCE HALL

Stairs rising to the first floor, private front door leading to:

ENTRANCE HALL

Ample space for storing coats and shoes, stairs rising to:

HALLWAY

23' x 7'1 (7.01m x 2.16m)

Impressive galleried hallway, glass sky lantern, two cast iron radiators, cornicing, picture rail, combination of wall and ceiling lighting, two large double built in cupboards.

LOUNGE

16'9 x 16'7 (5.11m x 5.05m)

Feature panelled ceiling, picture rail, dado rail, period fireplace, high skirting boards, television point, three column style radiators, double glazed windows to front aspect.

KITCHEN

13'2 x 9'5 (4.01m x 2.87m)

Loft hatch providing access to loft space, cornicing, picture rail, dado rail, part tiled walls, tiled flooring, fitted with a matching range of eye and base level cupboards and drawers with worksurfaces over, inset drainer-sink unit with mixer tap, space for cooker, space for under counter fridge and separate freezer, column style radiator, inset down lights, double glazed window to front aspect.

BEDROOM ONE

16'9 x 10'8 (5.11m x 3.25m)

Feature panelled ceiling, column style radiator, double glazed window to side aspect.

INNER HALL

Providing access to utility room, second bedroom and study.

BEDROOM TWO

12'2 x 11'5 (3.71m x 3.48m)

Feature panelled ceiling, picture rail, column style radiator, television and telephone points, double glazed window to rear aspect having lovely views towards the West Hill and partial views of the sea.

STUDY

9' x 4'8 (2.74m x 1.42m)

Wood laminate flooring, feature panelled ceiling, inset down lights, picture rail.

UTILITY

5'5 x 4'7 (1.65m x 1.40m)

Wall mounted boiler, space and plumbing for washing machine and tumble dryer, wall mounted cupboards, kitchen worktop.

BATHROOM

8'8 x 7' (2.64m x 2.13m)

Panelled bath with Victorian style mixer tap and shower attachment, wc, a separate large walk in shower cubicle with rain style shower head, pedestal wash hand basin, part tiled walls, tiled flooring, ladder style heated towel rail, loft hatch providing access to loft space, sash window to rear aspect,

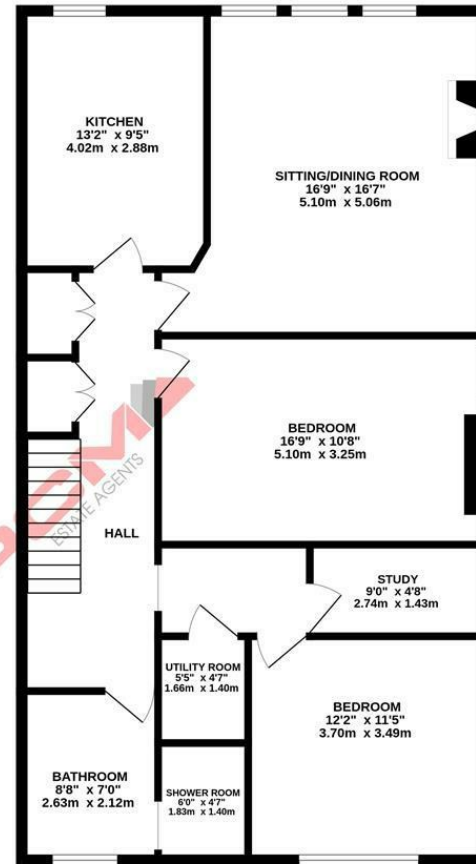
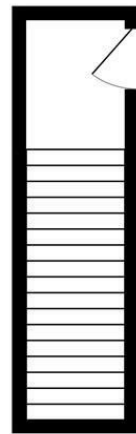
TENURE

We have been advised of the following by the vendor:

- ¼ Share of freehold
- The lease is 999 years from 25 03 1973, 948 years remaining.
- Service charge is £50 per month, (£600 per annum)
- Ground Rent £0
- Letting: Allowed
- Air BnB: Not Allowed
- Pets: Vendor is unsure

Council Tax Band: A





TOTAL FLOOR AREA: 1108 sq.ft. (103.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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