



**9 Bourne Court, The Bourne, Hastings, TN34 3UZ**

Web: [www.pcmestateagents.co.uk](http://www.pcmestateagents.co.uk)  
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**Price £150,000**

PCM Estate Agents welcome to the market this well-presented TWO BEDROOM GROUND FLOOR RETIREMENT APARTMENT located within a sought-after and PURPOSE BUILT BUILDING within the heart of Hastings historic Old Town, within walking distance of the many amenities that the Old Town has to offer. Restricted to residents aged 55 AND OVER.

This well-presented APARTMENT offers spacious accommodation throughout comprising an entrance hallway, lounge, MODERN FITTED KITCHEN, TWO GOOD SIZED BEDROOMS and a MODERN SHOWER ROOM. The property also benefits from COMMUNAL FACILITIES including GARDENS, RESIDENTS LOUNGE and MANAGEMENT SUPPORT STAFF. The property also benefits from electric heating and double glazed windows.

Please call PCM Estate Agents now to arrange your immediate viewing to avoid disappointment.

### **COMMUNAL ENTRANCE**

With private front door leading to:

### **ENTRANCE HALLWAY**

Two cupboards providing ample built in storage, wall mounted telephone entry point.

### **LOUNGE**

13'8 x 11'3 (4.17m x 3.43m)

Spacious light and airy room with double glazed window to rear aspect, panel heater, open plan to:

### **KITCHEN-BREAKFAST AREA**

15' x 5'3 (4.57m x 1.60m)

Modern and comprising a range of eye and base level units with worksurfaces over, four point induction hob with extractor above and oven below, inset sink with mixer tap, space and plumbing for washing machine, space for fridge freezer, space for breakfast table and chairs.

### **BEDROOM**

10'6 x 9'5 (3.20m x 2.87m)

Built in wardrobe with sliding mirrored door, double glazed window to rear aspect, panel heater.

### **BEDROOM**

10'6 x 6'10 (3.20m x 2.08m)

Double glazed window to rear aspect, panel heater.

### **SHOWER ROOM**

Modern suite comprising a walk in double shower, dual flush wc, wash hand basin, chrome ladder style radiator, tiled walls, extractor fan.

### **TENURE**

We have been advised of the following by the vendor:

Lease: 99 years from 1989, approximately 63 years remaining.

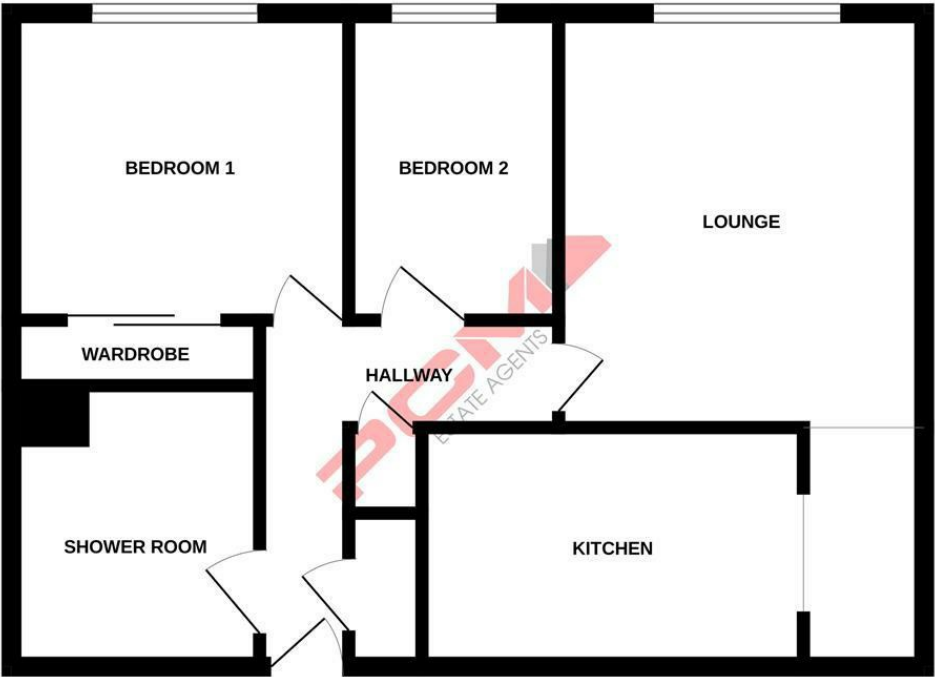
Service Charge: Approximately £2794 per annum.

Ground Rent: Approximately £50 per annum.





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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