



Flat 2 Sandrock Hall, The Ridge, Hastings, TN34 2RB

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

Price £225,000

PCM Estate Agents are delighted to offer this CHAIN FREE TWO BEDROOM MAISONETTE, set in an IDYLIC LOCATION that backs onto St Helens Wood. The property is based on the GROUND & LOWER GROUND FLOOR of this STUNNING PERIOD PROPERTY.

The flat is IN NEED OF SOME MODERNISATION but has spacious accommodation and also benefits from a GARAGE. Other benefits include USE OF THE COMMUNAL GARDENS, EN-SUITE shower room off of the master bedroom and a SMALL COURTYARD.

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

COMMUNAL ENTRANCE LOBBY

Private front door to:

ENTRANCE HALL

Radiator, entry phone receiver, central heating thermostat, small staircase rising to lounge area and further staircase leading to lower floor bedroom.

LOUNGE-DINER

17'6" max x 16'3" max

Feature bay window, wood panelling and part panelled ceiling with inset ceiling spotlights above to side aspect, radiator, picture rail, door to:

KITCHEN

11'0" x 6'5"

Window to front aspect, inset one and a half bowl sink, part tiled walls, range of base units comprising cupboards and drawers set beneath working surfaces, matching wall units over, integrated cooker hood over inset four ring stainless steel gas hob, stainless steel single electric oven, plumbing for dishwasher, plumbing for washing machine, under pelmet lighting.

BATHROOM

Window to front aspect, tiled walls, panelled bath with mixer spray attachment, pedestal basin, low level wc, heated towel rail/radiator, airing cupboard with hot water cylinder.

BEDROOM TWO

10'0" max x 9'5" max

Windows to front and side aspect, coloured glass features, radiator, ceiling rose.

LOWER FLOOR HALLWAY

Storage area and inset ceiling spotlights, door to:

BEDROOM ONE

15'4" max x 12'0" max

Double glazed windows to side aspect, radiator, built in cupboards, double glazed door opening to courtyard area.

EN SUITE SHOWER ROOM

Tiled walls, tiled shower cubicle, pedestal basin, low level wc, heated towel rail/radiator, shaver point, tiled floor, extractor fan.

COURTYARD GARDEN

Accessed from main bedroom, paved, enclosed by walls.

GARAGE

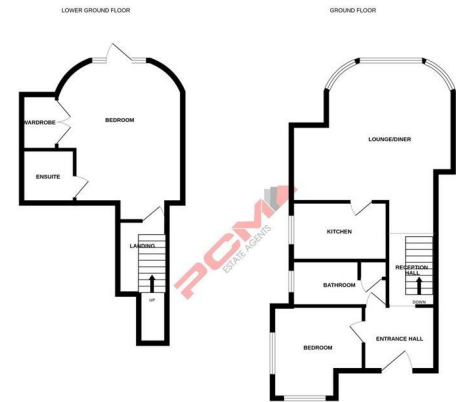
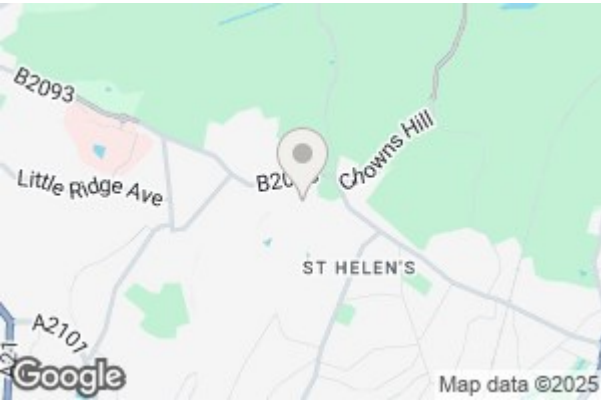
In block to side of the property, double doors to front.

TENURE

We have been advised by the vendor of the following:

Lease: a balance of 987 years approximately remaining.

Ground rent & Maintenance: Approximately £1400 per annum



Information about the property is provided for the purpose of the property only and is not intended to be a statement of fact. The information is provided for the purpose of the property only and is not intended to be a statement of fact. The information is provided for the purpose of the property only and is not intended to be a statement of fact.

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		

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.

Council Tax Band: C