



ESTATE AGENTS

**50, Pinders Road, Hastings, TN35 5JG**

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**Offers In Excess Of £150,000**



PCM Estate Agents are delighted to present to the market an opportunity to secure this CHAIN FREE well-presented TOP FLOOR TWO BEDROOMED FLAT having undergone a level of REFURBISHMENT with NEW FLOOR COVERINGS. ELECTRIC HEATING and NEWLY DECORATED throughout.

The property has a relatively MODERN KITCHEN & BATHROOM and has UPVC double glazed windows throughout. Accommodation comprises a private front door leading to a spacious entrance hall, from here there is access to an inner hallway offering AMPLE STORAGE SPACE, a LOUNGE-DINER leading to kitchen, TWO GOOD SIZED BEDROOMS and a bathroom.

The property also has the benefit of ALLOCATED PARKING and area of GARDEN.

Positioned in this sought-after region of Clive Vale, within easy reach of popular schooling establishments and nearby amenities, including Hastings historic Old Town and a range of countryside walk and Hastings Country Park.

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

#### **EXTERNAL STEPS**

Rising to the top floor, double glazed front door opening to:

#### **ENTRANCE HALL**

Newly carpeted with wall mounted electric radiator, wall mounted consumer unit for the electrics, loft hatch providing access to loft space, door opening to:

#### **INNER HALL**

Providing access to bedrooms and the bathroom, offering additional storage space by way of two cupboards, one of which being the airing cupboard housing the immersion heater.

#### **LOUNGE-DINING ROOM**

15'4" narrowing to 9'5" x 12'8" (4.67m narrowing to 2.87m x 3.86m)  
Two wall mounted electric radiators, television & telephone points, double glazed box bay window to rear aspect with a leafy outlook and a opening to:

#### **KITCHEN**

6'9" x 5'5" (2.06m x 1.65m)

Fitted with a range of wall and base level cupboards and drawers with worksurfaces over, part tiled walls, inset drainer-sink unit, space for electric cooker, space and plumbing for washing machine, double glazed window to rear aspect with a leafy outlook.

#### **BEDROOM**

10'5" x 8'9" (3.18m x 2.67m)

Measurement excludes door recess, wall mounted electric radiator, television point, double glazed box bay window to rear aspect with a leafy outlook.

#### **BEDROOM**

10'5" x 6'8" (3.18m x 2.03m)

Wall mounted electric radiator, double glazed window to rear aspect with a leafy outlook.

#### **BATHROOM**

Panelled bath with mixer tap and shower attachment, dual flush low level wc, pedestal wash hand basin, part tiled walls, wall mounted heater, wood effect laminate flooring, double glazed opaque glass window to side aspect.

#### **OUTSIDE**

The property has an allocated parking bay and a small section of garden to the rear which is in need of cultivation

#### **TENURE**

We have been advised of the following by the vendor:

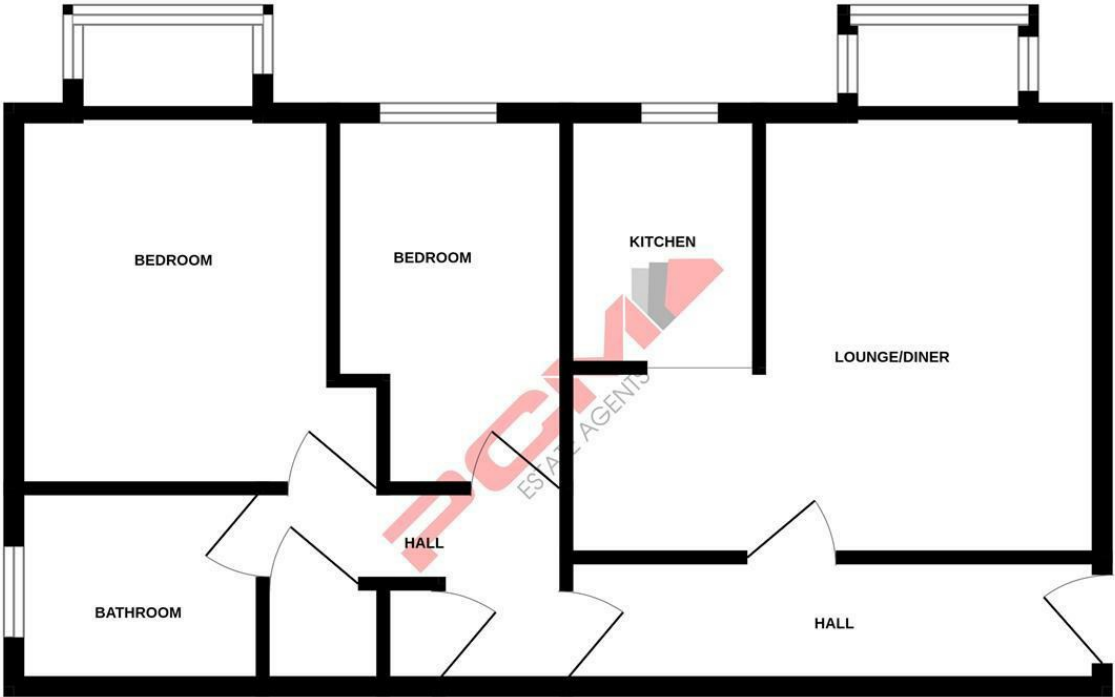
Lease: Approximately 950 years remaining.

Service Charge: Approximately £855 per annum

Ground Rent: Approximately £45 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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