



ESTATE AGENTS

Flat 3, 46-47, St. James Road, Hastings, TN34 3LH

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

Price £165,000

PCM Estate Agents welcome to the market this exceptionally well-presented spacious ONE BEDROOM GROUND FLOOR FLAT benefitting from a LONG LEASE and use of an area of garden.

Occupying an elevated position set back from the road and positioned on the ground floor of this DETACHED VICTORIAN BUILDING, benefitting from its own PRIVATE ENTRANCE and accommodation comprising a hallway, spacious BAY FRONTED LOUNGE-DINER, modern NEWLY FITTED KITCHEN, LARGE DOUBLE BEDROOM and a LOVELY SHOWER ROOM. We are advised that the property also benefits from use of an area of garden.

Conveniently positioned on this incredibly sought-after road within Hastings, just a short stroll from Alexandra Park and amenities within Hastings town centre.

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

PRIVATE DOUBLE GLAZED FRONT DOOR

Providing access into:

LOUNGE-DINER

15'8 x 15'6 into bay (4.78m x 4.72m into bay)

High ceiling with cornicing, double radiator, television point, double glazed bay window to front aspect.

KITCHEN

10' x 9'3 (3.05m x 2.82m)

Modern and built with a matching range of eye and base level cupboards and drawers with solid wood worktops over, space for range style cooker, fitted cooker hood, ceramic Belfast sink with countertop drainer, tiled splashbacks, under cupboard lighting, LED plinth lighting, wall mounted cupboard concealed boiler, space for fridge freezer, space and plumbing for cupboard concealed washing machine, double glazed window and door to side elevation providing access into the courtyard garden.

BEDROOM

12'4 x 10'8 (3.76m x 3.25m)

High ceilings, double radiator, double glazed window to side aspect overlooking the courtyard garden.

SHOWER ROOM

Large walk in shower enclosure with rain style shower head, concealed cistern low level wc, wash hand basin with mixer tap and storage space, column style radiator, down lights.

COURTYARD

We are advised that the property benefits from use of this lovely area offering a combination and stone and decked patio, ample space for a small table and chairs to eat al-fresco or to have potted plants.

TENURE

We have been advised of the following by the vendor:

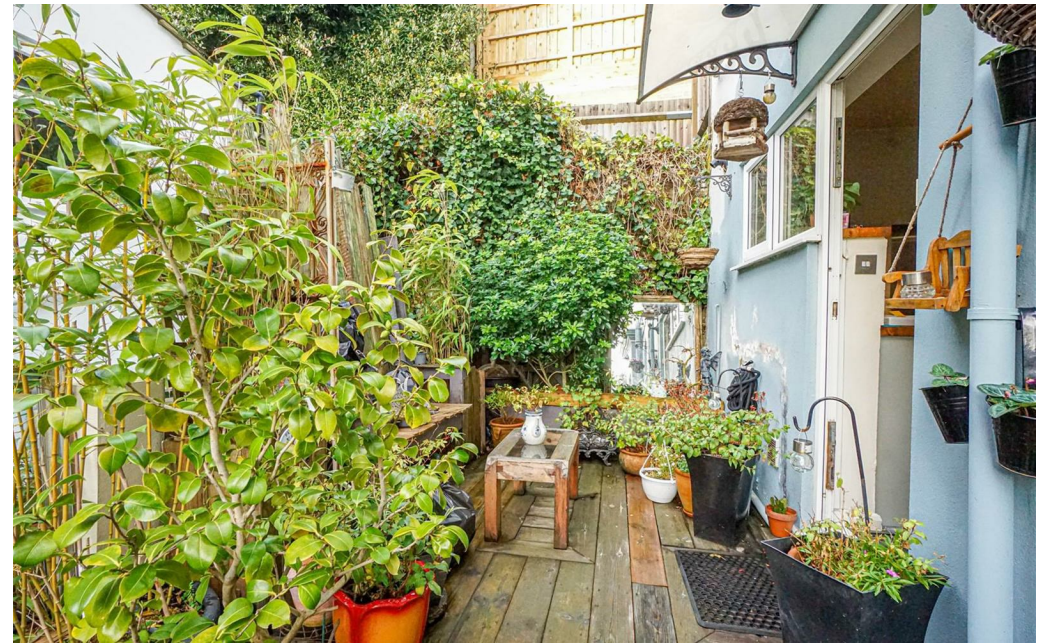
Lease: Approximately 950 years

Service Charge: Approximately £1440 per annum

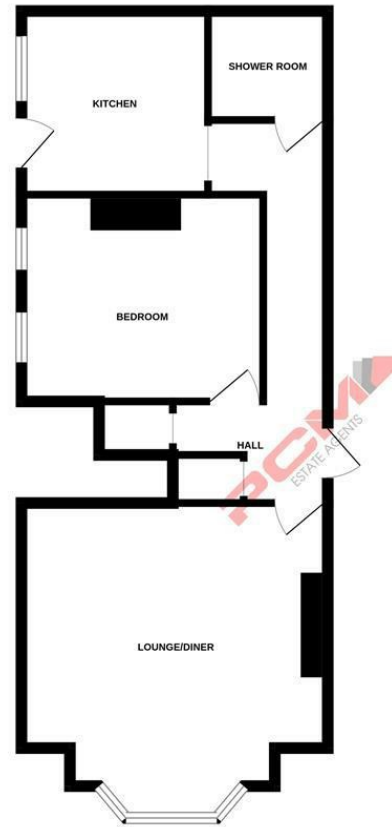
Ground Rent: Approximately £20 per annum

AGENTS NOTE

The courtyard is not included in the title deeds for this property although the seller's have advised that they have use of this.



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 here have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		65	72
(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.