



ESTATE AGENTS

42a, St. Marys Road, Hastings, TN34 3LW

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

Price £82,000

**** CASH BUYERS ONLY ****

An opportunity has arisen to acquire this ONE BEDROOM GARDEN APARTMENT occupying the LOWER FLOOR of this PERIOD BUILDING on a sought-after road within easy reach of the West Hill region of Hastings. Offered to the market CHAIN FREE.

Lease: 99 years from 1985, approximately 59 years remaining.
Service Charge: TBC
Ground Rent: TBC

The property is considered ideal for those looking for a PROPERTY TO IMPROVE. Offering spacious accommodation accessed via its own PRIVATE ENTRANCE comprising a lounge, kitchen, BEDROOM and a SHOWER ROOM, with approximately 59 years remaining on the lease. A particular feature of the property is its PRIVATE AND ENCLOSED REAR GARDEN.

Please call the owners agents now to arrange your immediate viewing to avoid disappointment.

PRIVATE FRONT DOOR

Leading to:

LOUNGE

15' max x 9'1 (4.57m max x 2.77m)

Double glazed bay window to front aspect, radiator.

KITCHEN

9'11 x 4'10 (3.02m x 1.47m)

Comprising a range of base level units with worksurfaces, stainless steel inset sink with mixer tap, window to rear aspect.

REAR LOBBY

Door to rear aspect leading out to the garden.

BEDROOM

10'1 x 10' (3.07m x 3.05m)

Double glazed window to rear aspect, radiator.

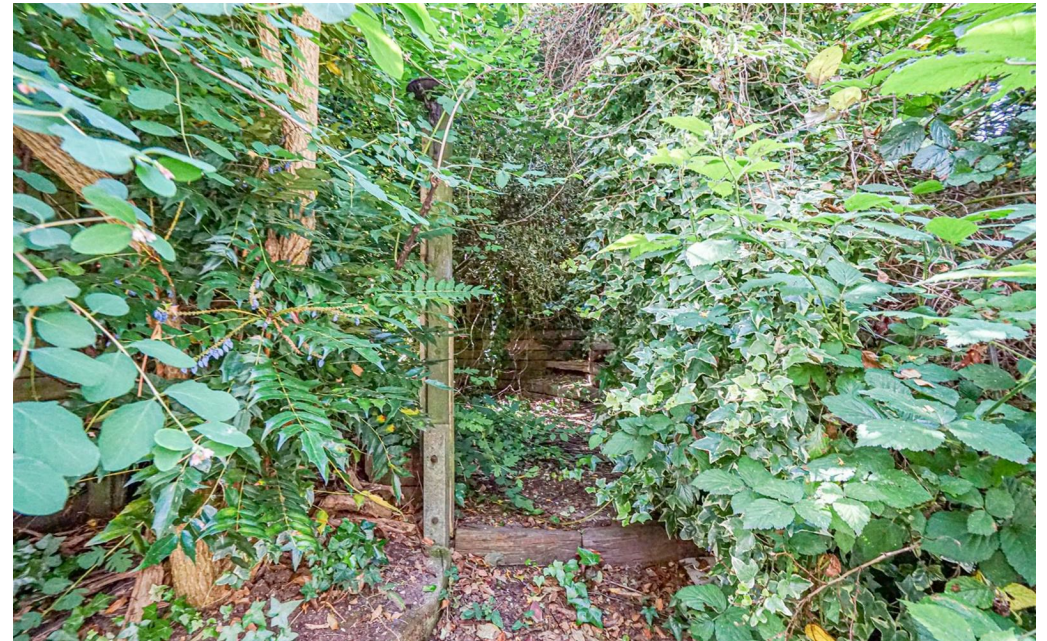
SHOWER ROOM

Shower, wc, wash hand basin with storage below, tiled walls.

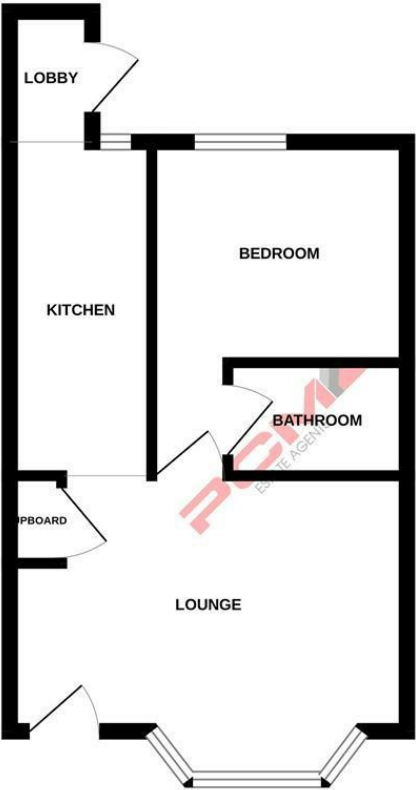
TENURE

We have been advised of the following by the vendor:

Council Tax Band: A



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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