



ESTATE AGENTS

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Price £225,000

PCM Estate Agents are delighted to present to the market an opportunity to secure this NEWLY REFURBISHED TWO DOUBLE BEDROOMED DUPLEX APARTMENT with lovely TOWNSCAPE VIEWS, ALLOCATED PARKING and its own PRIVATE ENTRANCE. Conveniently positioned just a short stroll from Hastings town centre, within easy reach of a vast range of amenities including Alexandra Park and Hastings mainline railway station with convenient links to London.

The property has modern comforts including gas fired central heating and double glazing, the accommodation is arranged over two floors and comprises a private front door leading to the entrance hall, stairs rise to the first floor where there is a SPACIOUS LOUNGE-DINING ROOM, MODERN KITCHEN with INTEGRATED APPLIANCES, BEDROOM and a family bathroom. To the second floor there is a MASTER SUITE with EN SUITE SHOWER ROOM, WALK-IN-WARDROBE and a BALCONY to take in those lovely townscape views.

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

PRIVATE FRONT DOOR

Leading to:

ENTRANCE HALL

Stairs rising to:

LANDING

Spot lights, radiator, fire alarm, door to inner hall with double glazed window return stairs to:

LOUNGE-DINING ROOM

18'1 x 14'1 (5.51m x 4.29m)

Double aspect room having double glazed windows to the rear and side and further double glazed door leading to a Juliet Balcony with far reaching views across town. Centrally heated radiator and glass sliding doors into;

KITCHEN

9'7 x 7'2 (2.92m x 2.18m)

Modern and fitted with a range of eye and base level units, integrated

dishwasher, integrated fridge freezer, cupboard housing wall mounted gas boiler, four ring gas hob with electric oven below, inset sink with mixer tap, double glazed window to front aspect.

BEDROOM

9'7 x 8'9 (2.92m x 2.67m)

Radiator, fire alarm, two double glazed windows to front aspect.

BATHROOM

Panelled bath with mixer tap and shower attachment, pedestal wash hand basin with mixer tap, dual flush low level wc, radiator, shaver point, part tiled walls, tiled flooring, spot lights, ceiling extractor for ventilation, double glazed frosted glass window to rear aspect for privacy.

SECOND FLOOR

Leading to:

MASTER BEDROOM

20' x 13' (6.10m x 3.96m)

Built-in wardrobes with sliding doors, hanging rails and shelving eaves storage, radiator, spot light, fire alarm, television point, radiator, double glazed french double opening doors to balcony.

BALCONY

Balustrade with glass inserts, pleasant views over Hastings and St Leonards.

EN-SUITE SHOWER ROOM

Walk-in shower enclosure, dual flush low level wc, pedestal wash hand basin with mixer tap, shaver point, part tiled walls, tiled flooring, ceiling extractor for ventilation, spot lights, double glazed window to side aspect.

PARKING

The property has the benefit of an allocated parking space for one vehicle, there is also a visitors parking bay that can be accessed via gates.

TENURE

We have been advised by the owner of the following;

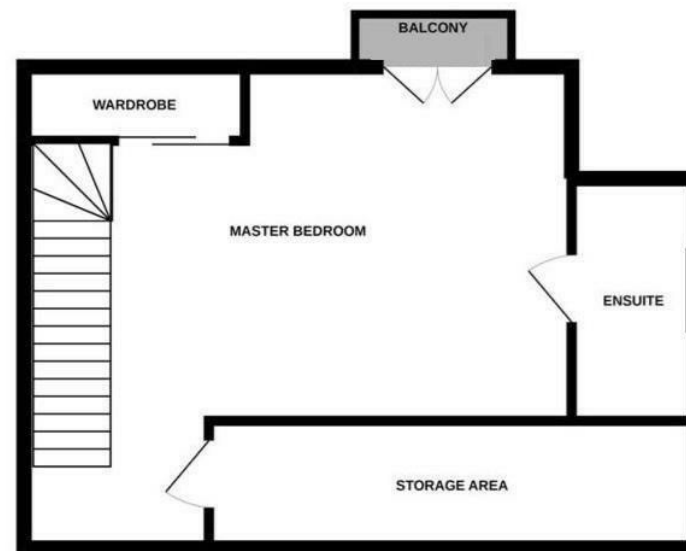
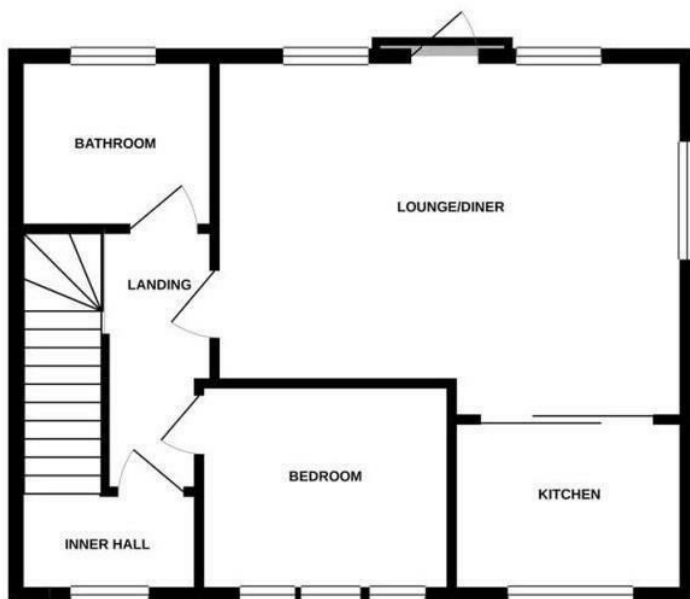
Lease - Approximately 82 Years

Maintenance - Approximately £2000 per annum. (TBC)

Ground Rent - To be capped at £250 per annum.

Council Tax Band: B





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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