



Flat 3, 128, Queens Road, Hastings, TN34 1RP

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

Price £160,000

PCM Estate Agents are delighted to present to the market an opportunity to acquire this UPPER FLOOR TWO DOUBLE BEDROOM MAISONETTE with ROOF TERRACE. Conveniently positioned within the Queens Quarter of Hastings, close to amenities within the area including Hastings town centre and the seafront.

The property occupies the TOP TWO FLOORS of this OLDER STYLE BUILDING, accessed via Stonefield Road. Accommodation comprises an entrance hall, LOUNGE-DINING ROOM, kitchen, bathroom, SEPARATE WC, landing and TWO DOUBLE BEDROOMS. The ROOF TERRACE is positioned off of the kitchen and provides AMPLE OUTDOOR SPACE for bistro style table and chairs to sit out and at al-fresco.

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

ACCESS

The property is accessed via Stonefield Road with a communal front door leading to communal entrance hall, stairs rising to the top two floors. Private front door to:

ENTRANCE HALLWAY

Stairs rising to the second floor, consumer unit for the electrics, double radiator, doors opening to:

WC

Dual flush low level wc, wall mounted wash hand basin with tiled splashbacks and mixer tap, radiator, double glazed pattern glass window to rear aspect.

LOUNGE-DINER

16'6 x 11'5 (5.03m x 3.48m)

High ceilings, inset down lights, double radiator, television point, double glazed windows to front aspect.

INNER HALL

Providing access to:

KITCHEN

10'9 max x 8'8 max (3.28m max x 2.64m max)

Inset down lights, wall mounted boiler, part tiled walls, radiator, tile effect laminate flooring, inset drainer-sink unit with mixer tap, fitted with a matching range of eye

and base level cupboards and drawers with worksurfaces over, Lamona electric hob with oven below and extractor over, space and plumbing for washing machine, space for tall fridge freezer, double glazed window and door to rear aspect opening to;

PRIVATE TERRACE

13'7 max x 9'8 (4.14m max x 2.95m)

Ample space for bistro style table and chairs to sit out, eat al-fresco and provides enough space for potted plants. The terrace enjoys plenty of morning sunshine.

BATHROOM

Panelled bath with mixer tap and shower attachment, glass shower screen, pedestal wash hand basin with mixer tap and tiled splashbacks, part tiled walls, ladder style heated towel rail, extractor fan for ventilation, wall mounted vanity unit.

HALF-LANDING

Double glazed window to rear aspect, stairs leading to:

MAIN LANDING

Loft hatch providing access to loft space with pull down ladder.

BEDROOM

15'2 x 10'6 (4.62m x 3.20m)

Down lights, double glazed window to front aspect.

BEDROOM

12'4 x 9'9 (3.76m x 2.97m)

Double radiator, down lights, double glazed window to rear aspect.

TENURE

We have been advised of the following by the vendor:

Lease: Approximately 105 years remaining.

Service Charge: Approximately £1811 per annum.

Ground Rent: Approximately £250 per annum.

Sub-Letting allowed - Yes

Pets allowed - Yes

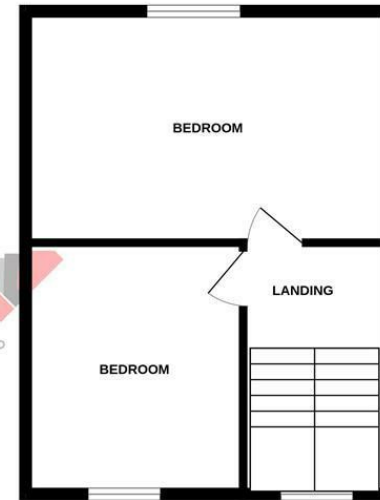
Council Tax Band: A



GROUND FLOOR



1ST FLOOR



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