



ESTATE AGENTS

Flat 3, 34, Baldslow Road, Hastings, TN34 2EY

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Tel: 01424 839111

Price £200,000

PCM Estate Agents are delighted to present to the market an opportunity to acquire UPPER FLOOR TWO BEDROOM MAISONETTE, forming the TOP TWO FLOORS of this OLDER STYLE VICTORIAN DETACHED RESIDENCE on a sought-after road within Hastings. Offered to the market CHAIN FREE!

This lovely maisonette offers accommodation comprising a spacious LOUNGE-DINER with a PLEASANT OUTLOOK, kitchen, TWO BEDROOMS and a bathroom. The property is IN NEED OF MODERNISATION but offers the perfect opportunity for the eventual buyer to put their own personality into. We are advised that the property has a HEALTHY LENGTH LEASE.

Located just a short stroll away from Alexandra Park and Hastings town centre with its vast range of amenities.

Please call the owners agents now to book your viewing and avoid disappointment.

COMMUNAL ENTRANCE

Leading to a wooden private front door with frosted glass insert, leading to:

HALLWAY

Radiator, consumer unit, doors to:

BEDROOM

14'5 x 9'8 (4.39m x 2.95m)

Radiator, two ornate sash windows.

BATHROOM

11'3 x 5'3 (3.43m x 1.60m)

Bath, pedestal wash hand basin, wc, wood flooring, radiator, part tiled surround, ornate sash window to front aspect overlooking the road.

LANDING

Stained glass window to side aspect, two storage cupboards, loft access, doors to:

LOUNGE

16'2 max x 15' max (4.93m max x 4.57m max)

Two large double glazed windows to front aspect having far reaching views over rooftops, cupboard, radiator, cornicing.

KITCHEN

12'1 x 7'9 (3.68m x 2.36m)

Fitted with a range of eye and base level cupboards and drawers, inset sink, space for cooker, space for fridge freezer, wood flooring, wood panelling, radiator, storage cupboard housing space and plumbing for washing machine and the boiler, double glazed window to rear aspect.

BEDROOM

12'8 x 7'9 (3.86m x 2.36m)

Currently arranged as a dining room. Wood flooring, part wood panelling, picture rail, storage cupboard, radiator, sash window to side aspect.

TENURE

We have been advised of the following by the vendor:

Lease: Approximately 114 years remaining

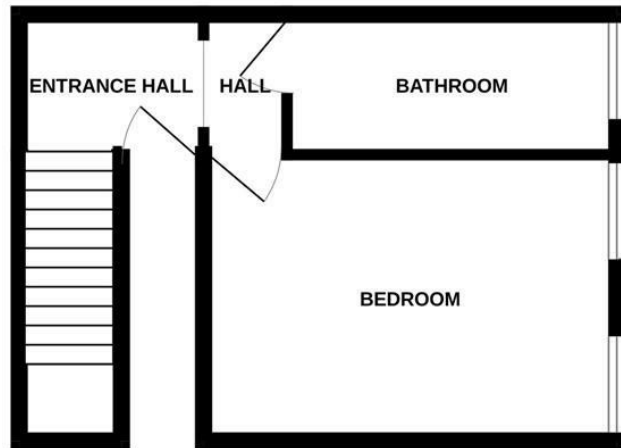
Service Charge: As & When required

Ground Rent: TBC

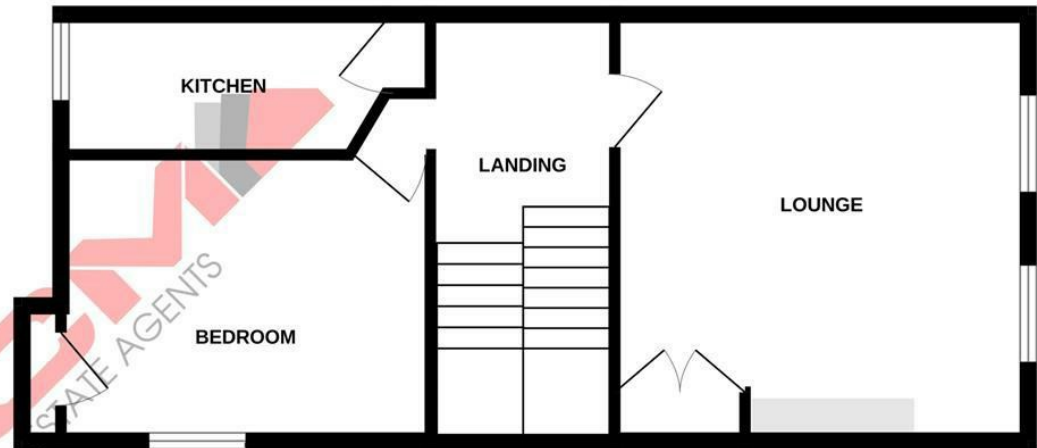
Council Tax Band: A



GROUND FLOOR



1ST 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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