



ESTATE AGENTS

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**Offers In Excess Of £205,000**



PCM Estate Agents are delighted to present this EXCEPTIONAL GROUND FLOOR GARDEN FLAT with SHARE OF FREEHOLD, having been EXTENSIVELY REFURBISHED to a HIGH STANDARD by the current owner. The property is situated in the highly sought-after Blacklands area of the town and within walking distance of St Helens Woods and Alexandra Park.

The accommodation comprises a LIVING ROOM with direct access to a BEAUTIFULLY LANDSCAPED PRIVATE GARDEN, a MODERN KITCHEN with INTEGRATED APPLIANCES, TWO DOUBLE BEDROOMS and a STYLISH BATHROOM. The property also benefits from its own PRIVATE ENTRANCE and a SHARE OF FREEHOLD as well as gas-fired central heating and double glazing for added energy efficiency.

Located in the sought-after Blacklands area of Hastings, the flat is conveniently close to local schools and amenities. Viewing is highly recommended!

#### **DOUBLE GLAZED FRONT DOOR**

With external cupboard housing space and plumbing for washing machine, access into

#### **L SHAPED ENTRANCE HALL**

Wood flooring laid in herringbone pattern, wall mounted vertical radiator, telephone point, doors to;

#### **LIVING ROOM**

11' x 10'5 (3.35m x 3.18m)

Continuation of the hard wood flooring laid in herringbone pattern, radiator, television point, coving to ceiling, double glazed window and French doors to rear aspect with made to measure bespoke plantations shutters, views and access onto the garden.

#### **KITCHEN**

7'2 x 6'2 (2.18m x 1.88m)

Fitted with a range of eye and base level cupboards and drawers with soft close hinges, stone countertops, tiled splashbacks, Zanussi induction hob, waist level fan assisted oven and grill, microwave, inset resin drainer-sink with mixer tap, wall mounted boiler, integrated appliances include a tall fridge freezer, double glazed window to rear aspect with lovely views onto the garden.

#### **BEDROOM**

11' x 10'4 (3.35m x 3.15m)

Radiator, double glazed window to front aspect with made to measure bespoke plantations shutters and views over the front garden.

#### **BEDROOM**

9'5 x 8'9 (2.87m x 2.67m)

Radiator, partially wood panelled walls, hard wood flooring laid in a herringbone pattern, double glazed window to front aspect with made to measure bespoke plantations shutters.

#### **BATHROOM**

Aquaborded walls, tiled flooring, wall mounted vertical heated towel rail, down lights, extractor for ventilation, panelled bath with mixer tap and shower over having rain style shower head and hand-held shower attachment, concealed cistern dual flush low level wc, wall mounted vanity enclosed wash hand basin with mixer tap, double glazed window with privacy glass to side elevation.

#### **GARDEN**

Private and low maintenance with a decked patio having a fixed pergola seating area, raised planted borders, section of lawn, fenced boundaries, gated side access and external built in storage. Offering plenty of outdoor space for families.

#### **TENURE**

We have been advised of the following by the vendor;

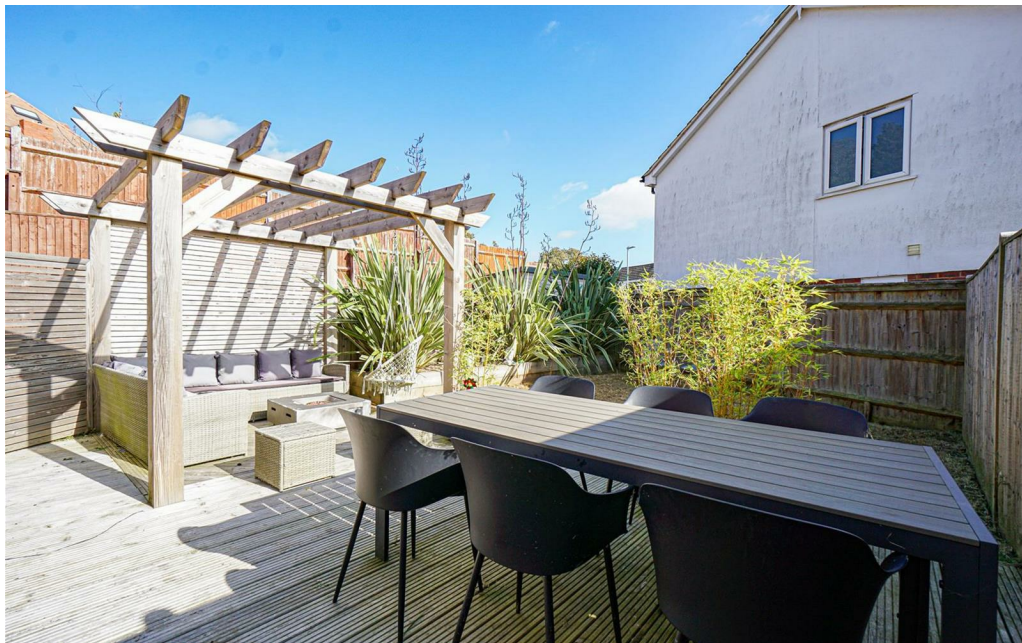
Share Of Freehold

Lease: Approximately 122 years remaining.

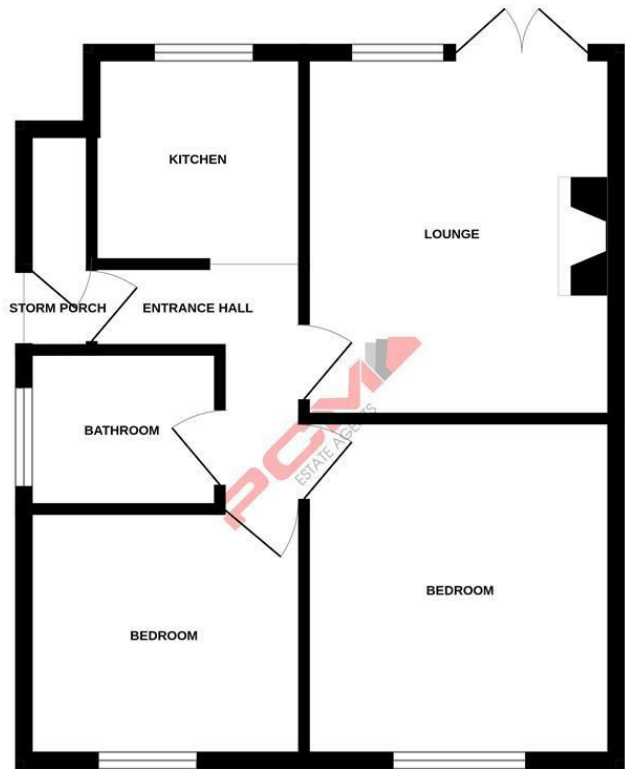
Service Charge: As & When

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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