



72, Winchelsea Road, Hastings, TN35 4JX

Web: www.pcimestateagents.co.uk
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Price £175,000

PCM Estate Agents are delighted to present to the market an opportunity to secure this CHAIN FREE GROUND FLOOR PURPOSE BUILT TWO BEDROOM FLAT with a PRIVATE AREA OF REAR GARDEN.

Located in the ORE VILLAGE area, this property is IN NEED OF MODERNISATION however provides good sized accommodation comprising a PRIVATE ENTRANCE door leading to a spacious entrance hall, a GOOD SIZED LOUNGE-DINING ROOM, TWO DOUBLE BEDROOMS, kitchen and bathroom, along with a PRIVATE SECTION OF REAR GARDEN.

Conveniently positioned on the outskirts of Hastings, close to popular schooling establishments and nearby local shops and amenities. Viewing comes highly recommended, please call the owners agents now to book your viewing.

PRIVATE FRONT DOOR

Leading to:

SPACIOUS ENTRANCE HALLWAY

Ample space for coats and shoes, radiator, two storage cupboards- one housing the gas and electric meters and the consumer unit whilst the other is a small cloaks cupboard, door to:

LOUNGE

14'1 max 11'9 max (4.29m max 3.58m max)

Television point, radiator, double glazed window to front aspect.

KITCHEN

9'4 x 8'4 (2.84m x 2.54m)

In need of modernisation but fitted with a range of eye and base level units and countertop space, inset stainless steel sink with mixer tap, space for tall freestanding fridge freezer, plumbing for washing machine, four ring gas cooker with grill, small storage cupboard housing combi boiler with further storage potential below, double glazed door to rear aspect providing access onto the garden and a double glazed window to rear aspect.

BEDROOM ONE

11' x 11'3 (3.35m x 3.43m)

Double glazed window to rear aspect providing views onto the private area of garden, radiator.

BEDROOM TWO

12'9 x 9'5 (3.89m x 2.87m)

Double glazed window to front aspect, radiator.

BATHROOM

8'4 x 5'9 (2.54m x 1.75m)

Panelled bath with mains shower attachment, dual flush wc, vanity mirror with storage behind, inset sink with storage beneath and mixer tap, tiled floors, radiator, double glazed window to rear aspect.

PRIVATE REAR GARDEN

In need of some attention with a small raised area of decking and a small timber lean to with a corrugated plastic roof, good sized area of astro-turf, space for a good sized storage shed.

OUTSIDE - FRONT

The front garden is NOT included.

We understand however that it has been used by the occupiers of the flat in the past.

TENURE

We have been advised of the following by the vendor:

Lease: Approximately 89 years

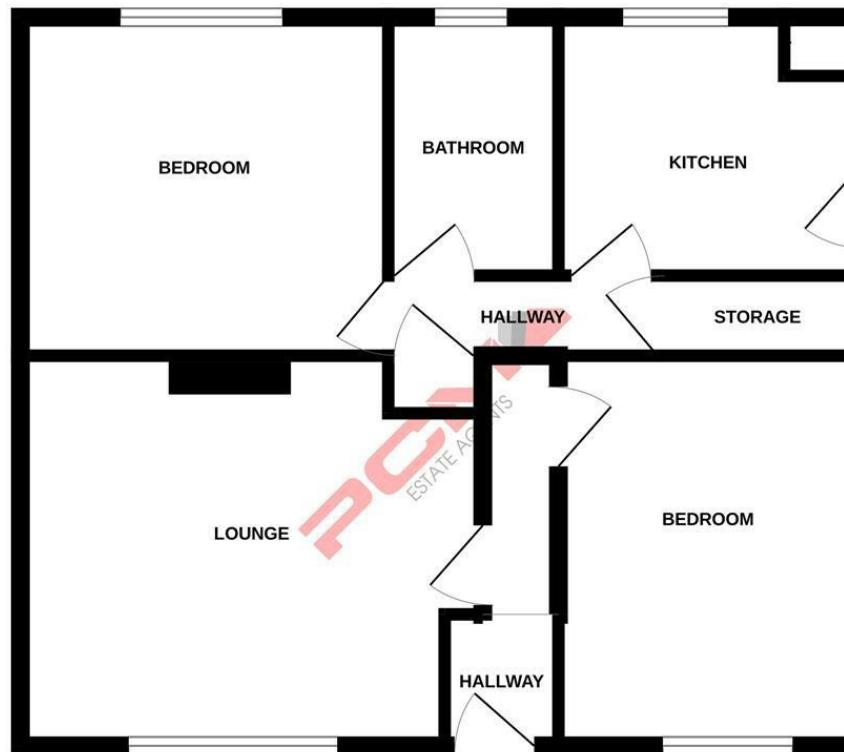
Service Charge: Approximately £250 per annum

Ground Rent: £0

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 equipment have not been tested and no guarantee as to their operability or efficiency can be given.
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PCM endeavour to maintain accurate depictions of properties in Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection. PCM have not tested any services, appliances, equipment or facilities, and nothing in these details should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	