



Upper Maisonette 11, Mann Street, Hastings, TN34 1SE

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

Price £245,000

PCM Estate Agents are delighted to present to the market an opportunity to secure this HALL FLOOR AND FIRST FLOOR MAISONETTE with the FREEHOLD FOR ENTIRE BUILDING and its own PRIVATE ENTRANCE. Offered to the market CHAIN FREE.

Inside, this NEWLY REFURBISHED THREE BEDROOM MAISONETTE offering modern comforts including gas fired central heating, double glazing and well-presented accommodation comprising a lounge with KITCHEN-DINER, MASTER BEDROOM along with TWO FURTHER BEDROOMS, bathroom and SHOWER ROOM.

Conveniently positioned on this sought-after road on the outskirts of Hastings town centre, just a short walk away from Hastings mainline railway station with convenient links to London, whilst being a stones throw away from Priory Meadow Sopping Centre and the seafront.

Please call the owners agents now to book your viewing and avoid disappointment on this CHAIN FREE well-presented property.

PRIVATE FRONT DOOR

Leading to:

HALLWAY

Fuse board, consumer unit, electric meter, entrance threshold part tiled floor, wood laminate flooring, two radiators, original features, stairs rising to upper floor accommodation with storage cupboard beneath, recessed area with coat hooks.

LOUNGE/ BEDROOM

13'1 max x 9'11 max (3.99m max x 3.02m max)

Laminate flooring, radiator, original skirting boards, cornicing and ceiling rose, double glazed window to rear aspect.

KITCHEN

12'11 x 9'1 (3.94m x 2.77m)

Fitted with a range of eye and base level cupboards and drawers, electric oven, four ring electric hob and extractor over, inset sink, tiled splashbacks, space for fridge freezer, cupboard housing the wall mounted boiler, laminate flooring, radiator, skirting boards, dual aspect with double glazed windows to side and rear aspect, two Velux windows.

BEDROOM/ LOUNGE

15' into bay x 12'2 max (4.57m into bay x 3.71m max)

Wall mounted vertical radiator, skirting boards, original cornicing, spotlights, double glazed bay window to front aspect.

SHOWER ROOM

5'5 x 4'2 max (1.65m x 1.27m max)

Tiled flooring, part tiled surround, extractor fan, corner shower, wc, sink, original cornicing, laminate flooring, radiator, double glazed window to rear aspect.

FIRST FLOOR LANDING

Double glazed window to rear aspect, loft access, skirting boards, original cornicing, space and plumbing for washing machine and tumble dryer.

BEDROOM

13'6 max x 10'1 max (4.11m max x 3.07m max)

Cornicing, skirting boards, radiator, built in cupboard, double glazed window to rear aspect.

BEDROOM

12'3 max x 10'8 max (3.73m max x 3.25m max)

Cornicing, skirting boards, radiator, built in wardrobe, two double glazed windows to front aspect with views of the castle.

BATHROOM

8'5 x 4'11 (2.57m x 1.50m)

Tiled flooring, wall mounted towel rail, pedestal wash hand basin, wc, panelled bath with shower over, tiled surround, extractor fan, frosted double glazed window to front aspect.

TENURE

The vendor has advised that the property will be sold with the entire freehold for the building and a lengthy lease of 996 years.

Service Charge: As & When

Peppercorn Rent

Letting: Allowed

Air BnB: Allowed

Pets: Allowed

Council Tax Band: A



HALL FLOOR

FIRST 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 operation 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	88	
(81-91)	B	76	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A	88	
(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			
EU Directive 2002/91/EC			
England & Wales			