

Web: [www.pcimestateagents.co.uk](http://www.pcimestateagents.co.uk)  
Tel: 01424 839111

**Ground Floor Flat, 105, St. Thomass  
Road, Hastings, TN34 3LD**

**Offers In Excess Of £180,000**

PCM Estate Agents are delighted to offer for sale this VICTORIAN STLYE BAY FRONTED GROUND FLOOR FLAT WITH PRIVATE FRONT GARDEN ideally positioned on one of the most sought-after roads in the highly desirable West Hill area of Hastings. OFFERED TO THE MARKET CHAIN FREE

The property benefits from a private front garden and offers well-proportioned accommodation throughout. Internally, the accommodation comprises an entrance hall, a bright bay-fronted lounge, a modern kitchen/breakfast room, two bedrooms enjoying pleasant views across the town, and a bathroom fitted with a shower over the bath.

Additional benefits include gas-fired central heating, a share of the freehold, and a recently refurbished communal hallway, which has been redecorated and fitted with new carpets, creating a smart and welcoming first impression.

The location is particularly appealing, being within easy reach of the panoramic views of West Hill, Hastings Old Town, the town centre, and local schools, all of which are within walking distance. Hastings mainline railway station is also close by, offering convenient links to London. Making this an ideal Investment opportunity.

Situated on this pleasant residential street, early viewing is highly recommended to fully appreciate the position and accommodation on offer.

#### **COMMUNAL FRONT DOOR**

Newly redecorated and new carpets providing access to a private front door opening to:

#### **ENTRANCE HALL**

Entry phone system, large under stairs storage cupboard providing ample space for storage, additional storage cupboard, door opening to:

#### **LOUNGE**

12'7 x 9'7 (3.84m x 2.92m)

Bay window to front aspect providing outlook onto the private front garden, radiator, feature archway opening to:

#### **KITCHEN/BREAKFAST ROOM**

12'5 max narrowing to 11'1 x 6'9 (3.78m max narrowing to 3.38m x 2.06m) Fitted with a matching range of eye and base level units, countertop space, inset stainless steel sink with mixer tap, four ring gas stove with electric oven below, space for freestanding fridge freezer, space and plumbing for washing machine, combi boiler, space for a table and chairs, two windows to side aspect providing views across Hastings.

#### **BEDROOM**

11'8 max x 11'1 (3.56m max x 3.38m)

Dual aspect windows providing Stunning elevated views out over Hastings whilst having sea glimpse, radiator.

#### **BEDROOM**

8'2 x 7'7 (2.49m x 2.31m)

Window to rear aspect providing stunning elevated views over Hastings, radiator.

#### **BATHROOM**

Newly decorated with Panelled bath with mixer tap and shower attachment above, dual flush low level wc, sink with mixer tap and vanity mirror above, extractor fan, new flooring, tiled walls.

#### **FRONT GARDEN**

Private area, range of mature shrubs, ample space for growing and outdoor seating.

#### **TENURE**

We have been advised of the following by the vendor:

Share of Freehold - transferrable with the sale.

Lease: Approximately 991 years

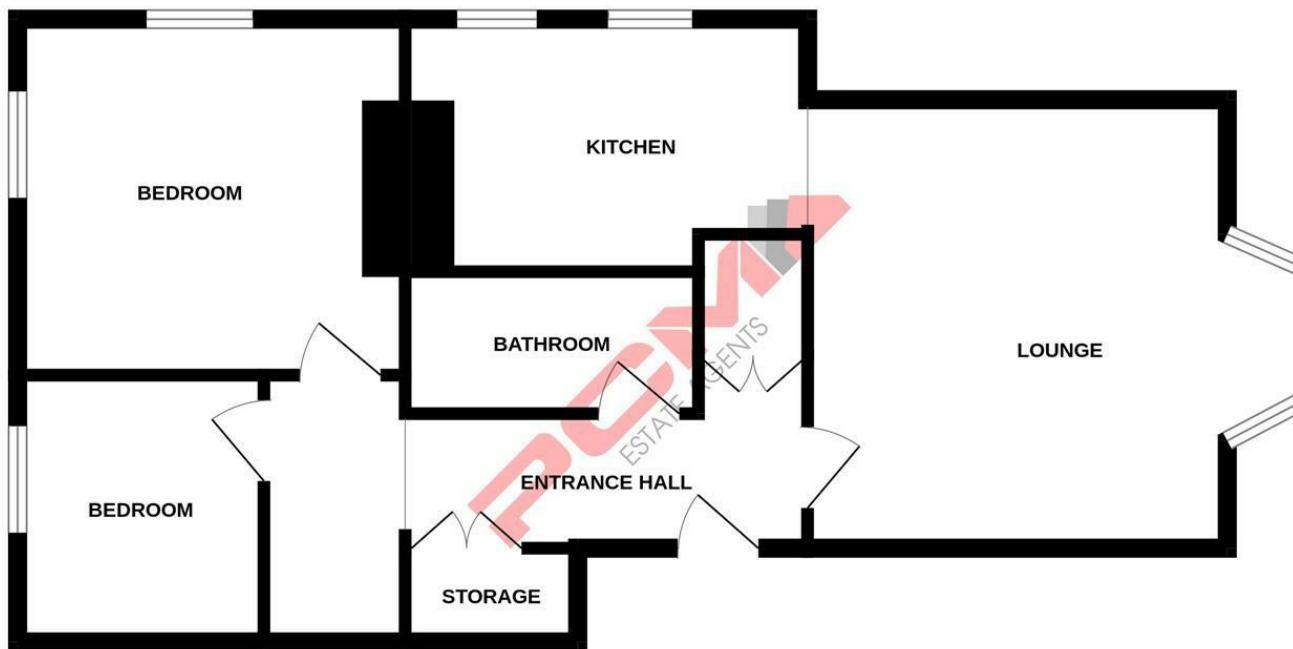
Service Charge: As & When Required

Ground Rent: Peppercorn

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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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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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.