



**10 St Georges Lodge, 195, The Ridge, Hastings, TN34
2AE**

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

Offers In Excess Of £240,000

PCM Estate Agents are delighted to present to the market this SECOND FLOOR TWO BEDROOM APARTMENT with the most STUNNING PANORAMIC VIEWS over Hastings, St Leonards and towards Beachy Head. The property has an ALLOCATED PARKING SPACE and access to COMMUNAL GARDENS.

The property is accessible via a lift or stairway to the second floor, inside you are greeted by an entrance hall providing access to a LOUNGE-DINING ROOM with BALCONY, KITCHEN with INTEGRATED APPLIANCES, TWO GOOD SIZED DOUBLE BEDROOMS, a modern shower room and a modern UTILITY ROOM.

Conveniently positioned on the outskirts of Hastings, within easy reach of link roads and bus routes providing access to Hastings town centre and nearby Ore Village with its vast range of amenities.

This MODERN APARTMENT must be viewed to fully appreciate the convenient position and space on offer, please call the owners agents now to book your viewing.

COMMUNAL FRONT DOOR

Leading to:

COMMUNAL ENTRANCE HALL

Stairs and lift access to the second floor, private front door to:

ENTRANCE HALL

Radiator, smoke alarm, wall mounted entry phone system, wall mounted thermostat control for gas fired central heating, door opening to:

LOUNGE-DINING ROOM

16'9 max x 11'2 (5.11m max x 3.40m)

Radiator, television and telephone points, double glazed French doors opening inwards to a Juliette balcony with metal balustrade for safety and spectacular panoramic views over Hastings & St Leonards coastline and far reaching views towards Beachy Head, open plan to:

KITCHEN

11'2 x 5'5 (3.40m x 1.65m)

Fitted with a matching range of eye and base level cupboards and drawers fitted with soft close hinges, worksurfaces, four ring gas hob with oven below and fitted cooker hood over, inset one & ½ bowl drainer-sink unit with mixer tap, integrated slimline dishwasher, space for under counter fridge freezer, wall mounted cupboard concealed boiler, tiled flooring, part tiled walls.

UTILITY

7'4 x 5'6 (2.24m x 1.68m)

Extractor fan, wall mounted consumer unit for the electrics, tiled flooring, radiator, further range of fitted eye and base level cupboards, space and plumbing for washing machine and space for tumble dryer.

BEDROOM

13'3 max x 9'8 max (4.04m max x 2.95m max)

Radiator, telephone point, double glazed window to rear aspect having lovely panoramic views over Hastings and St Leonards coastline and far reaching views towards Beachy Head.

BEDROOM

13' x 8'1 (3.96m x 2.46m)

Currently used as a dining room. Radiator, built in cupboard, double glazed window to rear aspect having lovely panoramic views over Hastings and St Leonards coastline and far reaching views towards Beachy Head.

SHOWER ROOM

Large walk in shower enclosure, dual flush low level wc, pedestal wash hand basin with mixer tap, recessed shelving, part tiled walls, tiled flooring, extractor fan for ventilation, chrome ladder style heated towel rail.

OUTSIDE

The property has the benefit of an allocated parking space and use of communal gardens.

TENURE

We have been advised of the following by the vendor:

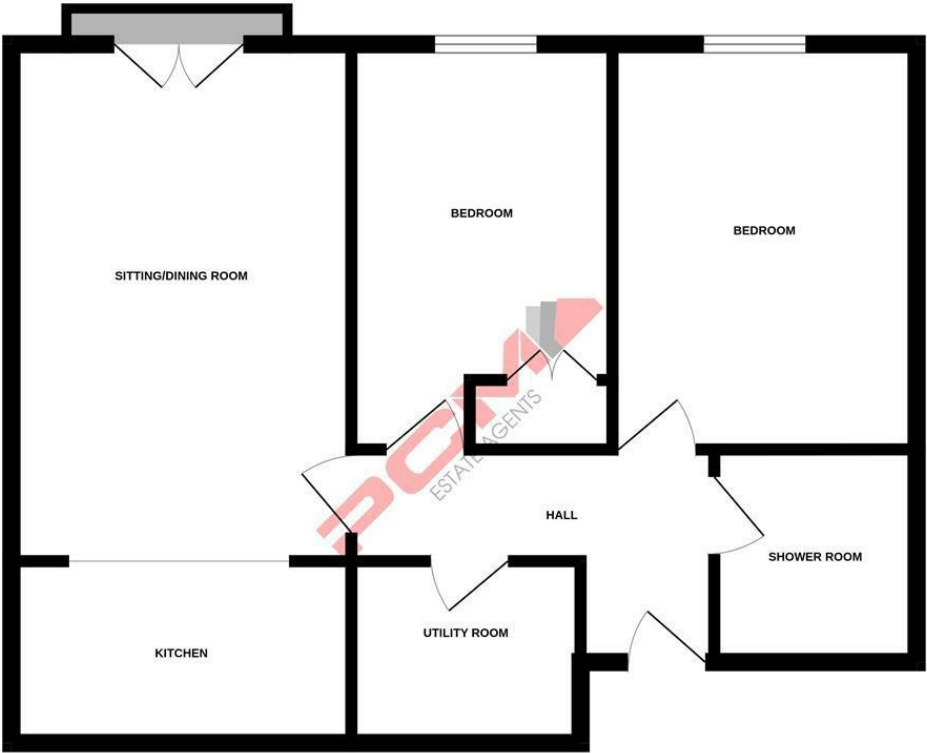
Lease: Approximately 114 years

Service Charge: Approximately £2000 per annum, including Building Insurance.

Council Tax Band: B



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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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		