



ESTATE AGENTS

Flat 3, 90, St. Helens Road, Hastings, TN34 2LJ

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Offers In Excess Of £225,000

PCM Estate Agents are delighted to present to the market, CHAIN FREE, an opportunity to acquire this converted SECOND AND THIRD FLOOR THREE BEDROOM MAISONETTE occupying the TOP TWO FLOORS of this BEAUTIFUL VICTORIAN BUILDING located directly opposite the picturesque Alexandra Park, with lovely PARK VIEWS from the accomodation.

This well-maintained and well-proportioned converted flat offers accommodation comprising a lounge, MODERN KITCHEN, THREE BEDROOMS, LUXURIOUS BATHROOM with bath and shower and a SEPARATE WC. Benefits include gas fired central heating and the property and bee freshly decorated.

Conveniently positioned within easy reach of amenities and bus routes, viewing is essential to fully appreciate the position and sought-after accomodation on offer.

Please call the owners agents now to book your viewing.

COMMUNAL ENTRANCE HALL

Stairs rising to the second floor, private front door to:

ENTRANCE HALL

Staircase rising to a half landing with stairs rising to the second floor.

CLOAKROOM

Dual flush low level wc, vanity enclosed wash hand basin with mixer tap and tiled splashback, partially obscured window to rear aspect.

HALLWAY

Sash window to rear aspect, oak flooring, radiator, wall mounted entry phone system, coving to ceiling, down lights, stairs rising to third floor accomodation, under stairs storage cupboard.

LOUNGE

14'2 x 11'7 (4.32m x 3.53m)

High ceilings with coving, down lights, television point, double radiator, telephone point, two sash windows to front aspect having lovely views over Alexandra Park.

KITCHEN

10'8 x 5'9 (3.25m x 1.75m)

Coving to ceiling, down lights, wall mounted boiler, wood effect vinyl flooring. Fitted with a matching range of eye and base level cupboards and drawers with worksurfaces over and tiled splashbacks, inset one & ½ bowl drainer-sink unit with mixer tap, four ring electric hob with extractor over and oven below, space and plumbing for washing machine, space for fridge freezer, high ceilings with coving, down lights, sash window to front aspect with lovey views into Alexandra Park.

BEDROOM/ DINING ROOM

13'4 x 11'4 (4.06m x 3.45m)

High ceiling with cornicing, radiator, sash window to rear aspect.

THIRD FLOOR LANDING

Storage cupboard, loft hatch providing access to loft space, doors to:

BEDROOM

15' x 9'9 (4.57m x 2.97m)

Double radiator, two sash windows to front aspect having views into Alexandra Park.

BEDROOM

10'5 x 9'9 (3.18m x 2.97m)

Double radiator, sash window to rear aspect.

LUXURIOUS BATHROOM

Stand alone Victorian style bathtub with mixer tap and shower attachment, separate walk in shower enclosure with rain style shower head, contemporary pedestal wash hand basin, part tiled walls, wood effect vinyl flooring, column style radiator/ heated towel rail, down lights, extractor fan for ventilation, Velux window to front aspect.

TENURE

We have been advised of the following by the vendor:

Lease: Approximately 117 years remaining.

Service Charge: As & When Required

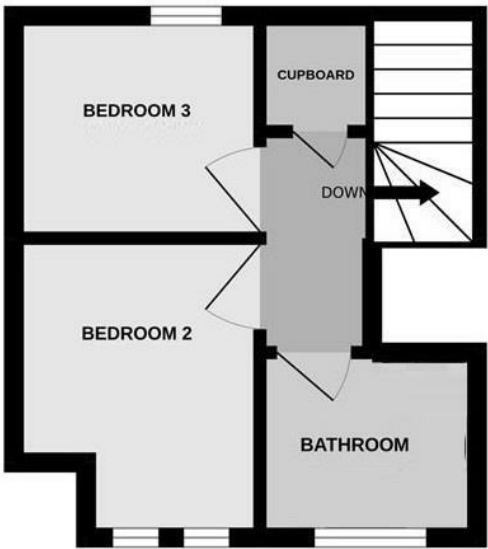
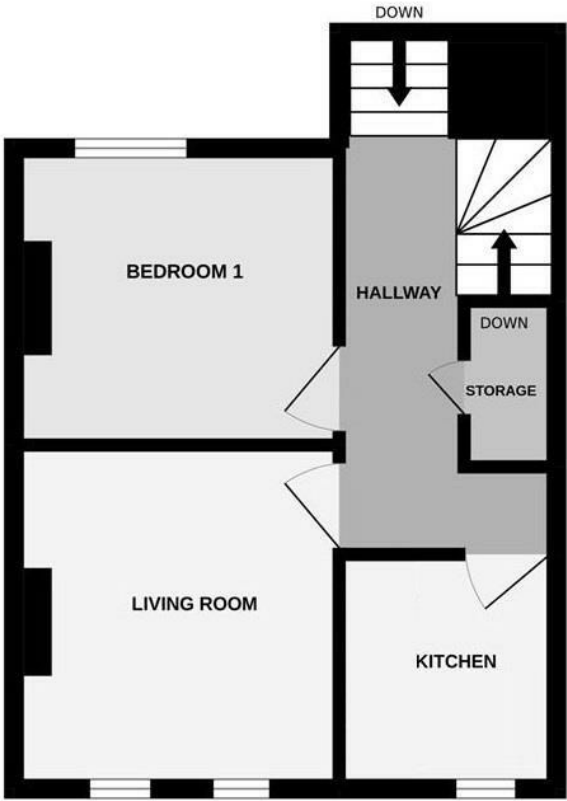
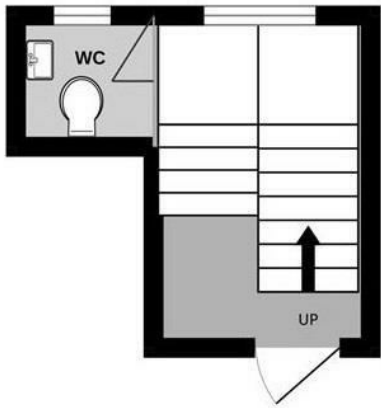
Ground Rent: Approximately £250 per annum.

Letting: Allowed

Pets: Allowed

Council Tax Band: B





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.

