



ESTATE AGENTS

Flat 2, 166, Harold Road, Hastings, TN35 5NG

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Price £175,000

PCM Estate Agents are delighted to present to the market an opportunity to secure this very well-presented and well-positioned ONE BEDROOM FLAT with a SHARE OF FREEHOLD, located in the sought-after CLIVE VALE region of Hastings just a short walk from Hastings historic Old Town.

The flat offers well-proportioned accommodation comprising entrance hall, BAY FRONTED LOUNGE- DINING ROOM, modern kitchen, LARGE BEDROOM, VIEWS OVER RESERVOIR and a modern SHOWER ROOM. Further benefits include a SHARE OF FREEHOLD, gas central heating, replacement double glazed windows and LOVELY VIEWS.

Please call the owners agents now to book your immediate viewing to avoid disappointment.

COMMUNAL STAIRS RISING TO

Second floor, private front door into;

ENTRANCE HALL

Stairs rising to accommodation on the second floor of the building, storage cupboard, wood effect laminate flooring, stairs are carpeted, window to side aspect. Door to;

HALL

Radiator, wall light, door to;

LOUNGE-DINING ROOM

18'1" into bay x 18'2" narrowing to 11'6" (5.51m into bay x 5.54m narrowing to 3.51m) Measurement excluding door recess.

Two radiators, combination of wall and ceiling lighting, ample space for dining table, television point, telephone point, storage cupboard, picture rail, feature fireplace with tiled hearth, double glazed bay window to front aspect.

KITCHEN

8'9" x 5'4" (2.67m x 1.63m)

Modern kitchen fitted with a range of eye and base level cupboards and drawers with work surfaces over, four ring electric hob with oven below, stainless steel sink unit with mixer tap, space for tall fridge freezer, space and plumbing for washing machine, part tiled walls, wood effect laminate flooring, double glazed window to front aspect.

BEDROOM

13'0" x 13'2" (3.96m x 4.01m)

Down lights, picture rail, radiator, double glazed window to rear aspect with pleasant views over the above ground reservoirs.

SHOWER ROOM

Walk-in shower enclosure with shower, dual flush low level wc, vanity enclosed wash hand basin with mixer tap, part tiled walls, chrome ladder style heated towel rail, double glazed window to rear aspect with pleasant views over the above ground reservoirs.

TENURE

We have been advised by the vendor of the following;
25% Share of Freehold.

Lease: Approximately 117 years remaining

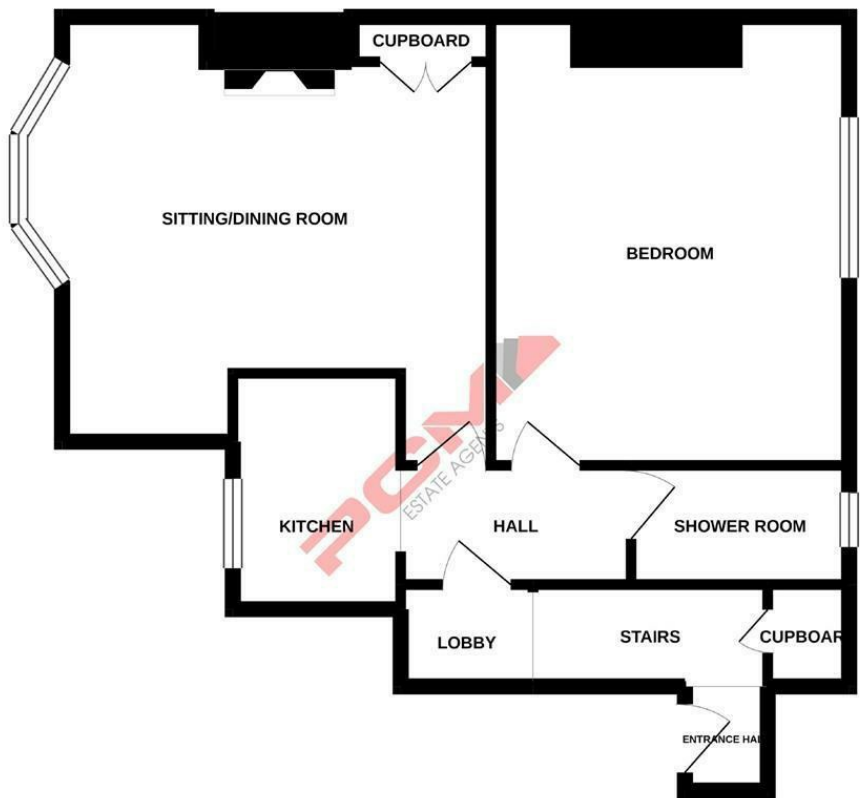
Service Charge: As & When.

Letting: Not Allowed

Air BnB: Not Allowed



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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