



ESTATE AGENTS

**21, Brackendale, Hastings, TN35 5HN**

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**Guide Price £160,000**

**\*\* GUIDE PRICE £160,000 TO £170,000 \*\***

PCM Estate Agents are delighted to present to the market this CHAIN FREE PURPOSE BUILT TWO BEDROOM GROUND FLOOR FLAT, benefitting from its own PRIVATE ENTRANCE, ALLOCATED PARKING SPACE and a PRIVATE PATIO GARDEN.

Accommodation comprises an entrance hall, spacious LOUNGE-DINING ROOM with sliding doors opening directly onto the patio garden, SEPARATE KITCHEN, TWO BEDROOMS and a bathroom. Externally, the private PATIO GARDEN provides a pleasant outdoor space to relax and enjoy.

Tucked away on this quiet cul-de-sac within the CLIVE VALE region of Hastings, within easy reach of Hastings historic Old Town and Hastings country park.

Please contact the owners agents now to arrange your viewings and avoid disappointment.

### **STEPS DOWN TO STREET LEVEL**

With private front door opening into:

### **ENTRANCE HALL**

Radiator, door opening into:

### **LOUNGE-DINER**

15'4 x 11'4 (4.67m x 3.45m)

Two storage cupboards, television point, radiator, double glazed sliding doors opening to the courtyard garden, opening to:

### **KITCHEN**

8'2 x 7'5 (2.49m x 2.26m)

Range of eye and base level units, space and plumbing for washing machine, space for under counter fridge freezer, space for electric cooker with extractor above, stainless steel sink with mixer tap, wall mounted gas boiler, double glazed window to rear aspect.

### **BEDROOM**

13'2 x 8'3 (4.01m x 2.51m)

Newly fitted carpets, radiator, double glazed window to front aspect.

### **BEDROOM**

10' x 6'6 (3.05m x 1.98m)

Newly fitted carpet, radiator, double glazed window to front aspect.

### **FAMILY BATHROOM**

Panelled bath with electric shower attachment above, wash hand basin, dual flush wc, radiator, extractor fan, part tiled walls, double glazed frosted window to side aspect.

### **REAR GARDEN**

Good sized patio area providing ample space for dining and entertaining, side access to the front of the property.

### **PARKING**

The property also has the benefit of an allocated parking space.

### **TENURE**

We have been advised of the following by the vendor:

Share of Freehold - transferrable with the sale.

Lease: approximately 948 years remaining.

Service Charge: TBC

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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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 <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	