



**Flat 8, 38, Wellington Square, Hastings, TN34 1PN**

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

**Price £154,950**

PCM Estate Agents welcome to the market this BEAUTIFULLY PRESENTED ONE BEDROOM APARTMENT occupying the TOP FLOOR of this ATTRACTIVE PERIOD RESIDENCE. Offered to the market CHAIN FREE and with a LENGTHY LEASE.

Accommodation comprises a 20ft OPEN PLAN LIVING ROOM-KITCHEN letting in ample light with two SKYLIGHTS, one DOUBLE BEDROOM with BUILT IN WARDROBE and EN SUITE, as well as a SEPARATE WC.

Located on the edge of Hastings Old Town in a historic GRADE II LISTED Square, approximately 100 meters from the seafront and within walking distance to Hastings mainline railway station. Please call the owners agents now to arrange your immediate viewing to avoid disappointment.

#### **COMMUNAL ENTRANCE**

Stairs rising to the top floor with private front door to:

#### **ENTRANCE HALLWAY**

Wall mounted thermostat control, door to:

#### **OPEN PLAN LIVING ROOM-KITCHEN**

20' max x 18' max (6.10m max x 5.49m max )

Beautifully presented light and airy room with two sash windows to front aspect having pleasant views over Wellington Square and two skylight windows letting in ample light. The living room area offers ample space for seating and entertaining. The modern kitchen comprises a range of eye and base level units with worksurfaces over, space for gas cooker with extractor above, inset one & ½ bowl stainless steel inset sink with mixer tap, space and plumbing for washing machine, space and plumbing for slimline dishwasher also.

#### **BEDROOM**

11'2 max x 10'2 max (3.40m max x 3.10m max )

Sash window to rear aspect enjoying a pleasant view over rooftops, built in wardrobe, skylight, door to:

#### **EN SUITE BATHROOM**

Panelled bath with mixer tap and shower attachment, shower screen, dual flush wc, wash hand basin with storage below, part tiled walls, chrome ladder style radiator, sash window to rear aspect.

#### **SEPARATE WC**

Wash hand basin with storage below, chrome ladder style radiator, extractor fan.

#### **TENURE**

We have been advised of the following by the vendor:

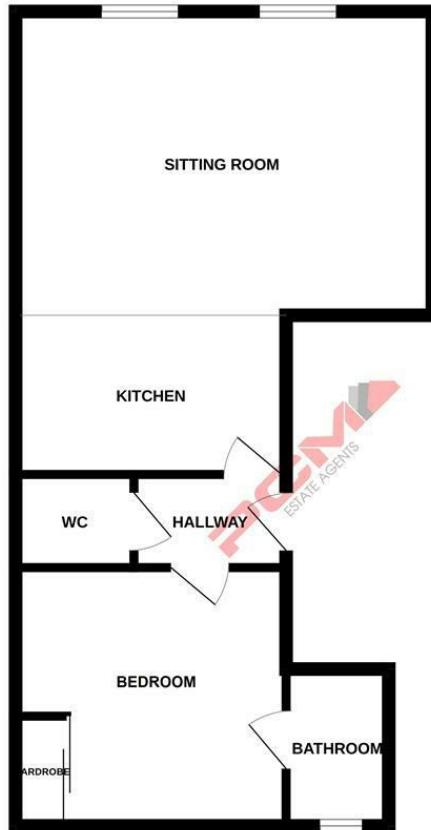
Lease: Approximately 113 years remaining

Service Charge: £1102.90 per annum (including reserve fund)

Ground Rent: £150 per annum



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 operation 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			
EU Directive 2002/91/EC			
England & Wales			

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			
EU Directive 2002/91/EC			
England & Wales			