



PCMA
ESTATE AGENTS

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Price £170,000

PCM Estate Agents welcome to the market this BEAUTIFULLY PRESENTED and RECENTLY REFURBISHED ONE BEDROOM APARTMENT with BALCONY. Occupying the FIRST FLOOR of this ATTRACTIVE PERIOD RESIDENCE, offered to the market CHAIN FREE and with a SHARE OF FREEHOLD. Situated on the edge of Hastings Old Town and Town Centre, in a GRADE II LISTED SQUARE, approximately 100 meters from the seafront and within walking distance of Hastings mainline railway station.

Accommodation comprises an OPEN PLAN 17FT LIVING ROOM-KITCHEN, DOUBLE BEDROOM and a STYLISH SHOWER ROOM. This flat also has the benefit of a BALCONY overlooking Wellington Square.

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

COMMUNAL ENTRANCE

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

HALLWAY

Laminate flooring.

LOUNGE-KITCHEN

17' max x 14'9 max (5.18m max x 4.50m max)

Engineered wood flooring, eye and base level cupboards and drawers, electric oven with four ring induction hob, wooden worksurface, inset sink, integrated slimline dishwasher, impressive windows overlooking Wellington Square and access to a balcony.

BEDROOM

10'2 x 7'8 (3.10m x 2.34m)

Engineered wood flooring, skirting boards, large sash window to rear overlooking Hastings Castle, internal window to shower room.

SHOWER ROOM

5'7 x 5'1 (1.70m x 1.55m)

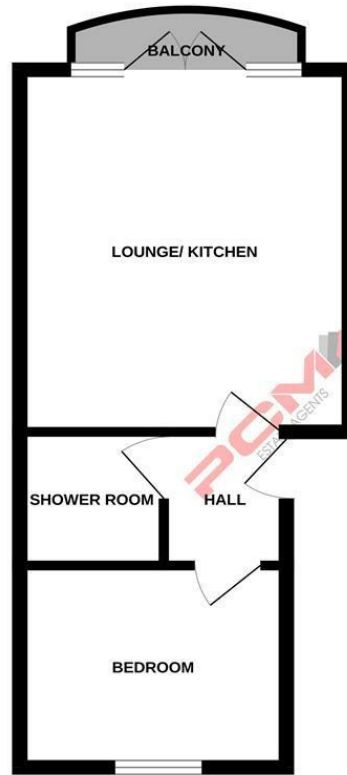
Vinyl flooring, part tiled surround, wash hand basin, shower with rain style shower head and separate shower attachment, wc, heated towel rail, extractor fan, internal window to bedroom letting in natural light.

TENURE

We have been advised of the following by the vendor:
Share of Freehold - transferrable with the sale.
Lease: New Lease upon completion
Service Charge: As & When required



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 here have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		60	
(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			82
(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	

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.