



ESTATE AGENTS

**Flat 1, 37, Vicarage Road, Hastings, TN34 3LZ**

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Tel: 01424 839111

**Guide Price £170,000**

**\*\*Guide Price £170,000 To £180,000\*\***

PCM Estate Agents are delighted to present to the market an opportunity to acquire this CHAIN FREE ONE BEDROOM GARDEN FLAT with a SHARE OF FREEHOLD, positioned on this incredibly sought-after road on West Hill of Hastings. Occupying the entire GROUND FLOOR of this VICTORIAN TERRACED BUILDING, with a LARGE PRIVATE GARDEN, gas central heating and double glazing.

This flat offers well-appointed and well-proportioned accommodation comprising a LOUNGE-DINER, modern kitchen & bathroom, LARGE DOUBLE BEDROOM with BUILT IN WARDROBES and a PRIVATE REAR GARDEN. The garden is a real feature being laid to lawn with a patio enjoying a westerly aspect, with townscape views over Hastings.

Conveniently positioned within easy reach of amenities, just a short stroll from Hastings historic Old Town and the convenience of Hastings town centre with its mainline railway station, seafront and promenade.

Viewing comes highly recommended, please call the owners agents now to book your viewing.

### **COMMUNAL FRONT DOOR**

Leading to communal entrance hall, private front door to:

### **ENTRANCE HALL**

Doors to:

### **LIVING ROOM**

16'5 x 11'3 (5.00m x 3.43m)

Fireplace, radiator, high ceilings, double radiator, telephone point, double glazed window and door to rear aspect with views and access onto a private garden, with far reaching views over Hastings, door to bedroom and additional door to:

### **KITCHEN**

13'7 x 6'2 (4.14m x 1.88m)

Modern and built with a matching range of eye and base level cupboards and drawers with worksurfaces over, four ring gas hob with oven below and

extractor over, inset drainer-sink unit with mixer tap, space and plumbing for washing machine, space for tall fridge freezer, tiled splashbacks, wood laminate flooring, wall mounted boiler, double glazed window to rear and side elevations overlooking the private garden, with far reaching views over Hastings.

### **BEDROOM**

14'7 into bay x 13'2 max (4.45m into bay x 4.01m max )

Two built in double wardrobes having lots of storage space, fitted drawers, radiator, high ceiling, double glazed bay window to front aspect.

### **BATHROOM**

Panelled bath with mixer tap and shower attachment, low level wc, pedestal wash hand basin, part tiled walls, radiator, down lights, double glazed window with obscured glass to rear aspect.

### **REAR GARDEN**

Private with patio abutting the property and offering lots of ample space for patio furniture to eat al-fresco or entertain. The garden then drops down to a section of lawn with hedged and fenced boundaries, with lovely views across Hastings.

### **TENURE**

We have been advised of the following by the vendor:

Share of Freehold - transferrable with the sale.

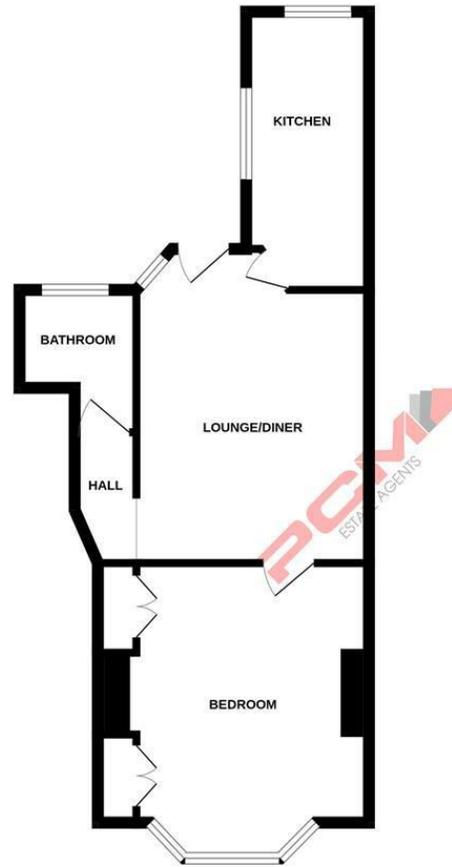
Lease: TBC

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) <b>A</b>                          |                         |         |           |
| (81-91) <b>B</b>                            |                         |         |           |
| (69-80) <b>C</b>                            |                         |         |           |
| (55-68) <b>D</b>                            |                         |         |           |
| (39-54) <b>E</b>                            |                         |         |           |
| (21-38) <b>F</b>                            |                         |         |           |
| (1-20) <b>G</b>                             |                         |         |           |
| Not energy efficient - higher running costs |                         |         |           |
| <b>England &amp; Wales</b>                  | 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) <b>A</b>  |                         |         |           |
| (81-91) <b>B</b>  |                         |         |           |
| (69-80) <b>C</b>  |                         |         |           |
| (55-68) <b>D</b>  |                         |         |           |
| (39-54) <b>E</b>  |                         |         |           |
| (21-38) <b>F</b>  |                         |         |           |
| (1-20) <b>G</b>   |                         |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |         |           |
| <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |         |           |