



ESTATE AGENTS

47 Homedane House, Denmark Place, Hastings, TN34 1PQ

Web: www.pcmestateagents.co.uk
Tel: 01424 839111

Price £69,950

PCM Estate Agents are delighted to offer for sale an opportunity to secure this TOP FLOOR ONE BEDROOM SEAFRONT MANAGED APARTMENT for the OVER 60's. The property is conveniently located in the heart of Hastings town centre and within easy access to a range of shops, mainline railway station, seafront and promenade.

The property benefits from double glazing having VIEWS TO HASTINGS CASTLE and overlooking the COMMUNAL GARDEN from both the bedroom and BALCONY, a fitted kitchen, BEDROOM with BUILT IN STORAGE and a bathroom.

This popular MANAGED BUILDING has LIFT ACCESS and use of the communal lounge and communal laundry room. Please call the owners agents now to book your viewing.

COMMUNAL ENTRANCE

With entry phone system, providing access to:

COMMUNAL HALLWAY

Stair and lift access rising to fourth floor, private front door to:

ENTRANCE HALL

Smart call alarm system, loft hatch, storage cupboard housing hot water cylinder, electric meter and consumer unit, door to:

LOUNGE

15'11 x 10'7 (4.85m x 3.23m)

Electric storage heater, television point, wall mounted light fittings, telephone point, double glazed window to rear aspect providing views onto Hastings Castle, archway opening to:

KITCHEN

7'3 x 5'4 (2.21m x 1.63m)

Range of eye and base level units, inset sink with draining board, electric four ring hob with electric oven below, extractor fan, telephone point.

BEDROOM

12'4 x 8'9 (3.76m x 2.67m)

Electric storage heater, wall mounted lights, lifeline pull cord, built in wardrobe

with hanging space and over head storage, double glazed window to rear aspect providing views to Hastings Castle and over the communal garden.

BATHROOM

Tiled walls, wash hand basin with storage below, low level wc, panelled bath.

TENURE

We have been advised of the following by the vendor:

Lease: 99 years from September 1985, approximately 58 years remaining.

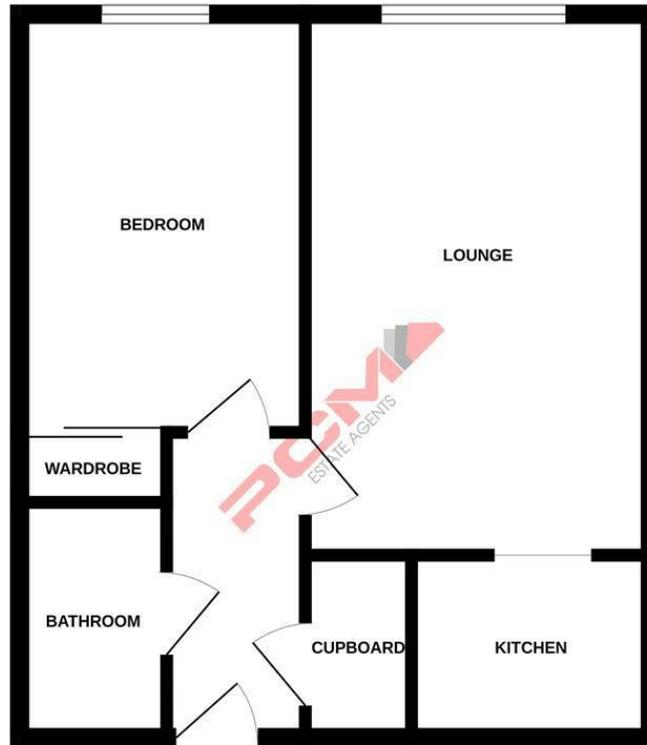
Service Charge: Approximately £3000 per annum (TBC)

Ground Rent: TBC

Council Tax Band: B



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		76	78
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 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.