PCM
ESTATE AGENTS

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Offers In Excess Of £170,000

PCM Estate Agents welcome to the market an opportunity to acquire this well-presented TWO BEDROOM MAISONETTE, positioned within the Clive Vale region of Hastings, with a PRIVATE AND ENCLOSED FRONT GARDEN and ALLOCATED PARKING.

The property has electric heating and double glazing, offering well-appointed accommodation over two floors. There is a DUAL ASPECT RECEPTION ROOM ROOM-KITCHEN, big enough to provide living, dining and kitchen amenities, having ample natural light and stairs to the upper floor accommodation. To the first floor, there are TWO BEDROOMS and a bathroom. The FRONT COURTYARD is a delightful feature, being enclosed and low-maintenance, mainly paved with patio, providing ample space to eat al-fresco and enjoy the sunshine.

Conveniently positioned close to local amenities and popular schooling establishments, within easy reach of Ore Village and Hastings historic Old Town. This is a perfect starter home or investment opportunity.

Please call the owners agents now to book your viewing and avoid missing out.

DOUBLE GLAZED FRONT DOOR
Opening to:

RECEPTION ROOM-KITCHEN
16'4 x 15'4 (4.98m x 4.67m)
Dual aspect with double glazed window to side and double glazed box bay window to front, electric radiator, fitted kitchen area with a range of base level cupboards and drawers with worksurfaces over and tiled splashbacks, induction hob with fitted cooker hood over, inset drainer-sink unit with mixer tap, space for tall fridge freezer, space and plumbing for washing machine, under stairs recessed area, wood laminate flooring, stairs rising to upper floor accommodation.

FIRST FLOOR LANDING
Loft hatch, cupboard over the stairs housing the immersion heater, doors to:

BEDROOM
11'2 x 8'6 (3.40m x 2.59m)
Electric radiator, double glazed window to front aspect.

BEDROOM
8'5 x 6'4 (2.57m x 1.93m)
Double glazed window to front aspect.

BATHROOM
Panelled bath with mixer tap and shower attachment, additional shower over bath, dual flush low level wc, vanity enclosed wash hand basin with mixer tap, tiled walls, heated towel rail, double glazed pattern glass window to side aspect.

PARKING
The property benefits from an allocated parking bay in a communal car park located behind the property.

FRONT COURTYARD
Low-maintenance and enclosed, with paved patio and two terraces. There are panting beds with established plants and shrubs, fenced boundaries and gated access. There is plenty of sun throughout the day, a wooden shed and outside lighting.

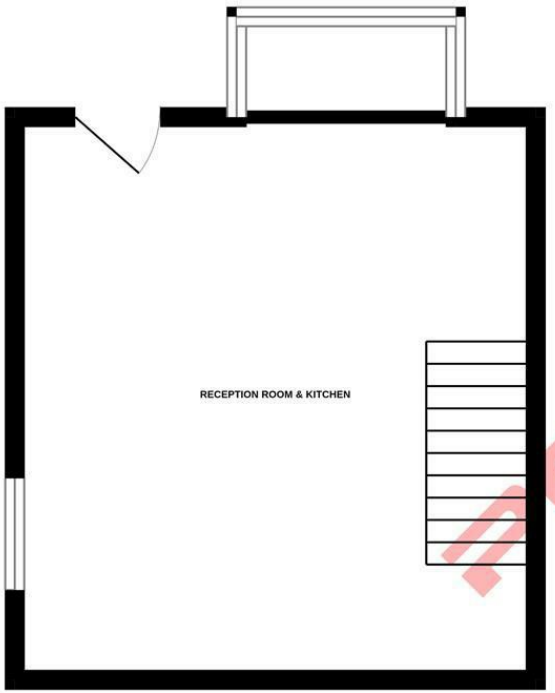
TENURE
We have been advised of the following by the vendor:
Lease: Approximately 961 years remaining
Service Charge: Approximately £880 per annum
Ground Rent: Approximately £45 per annum
Pets: Allowed
Letting: Allowed

Council Tax Band: A

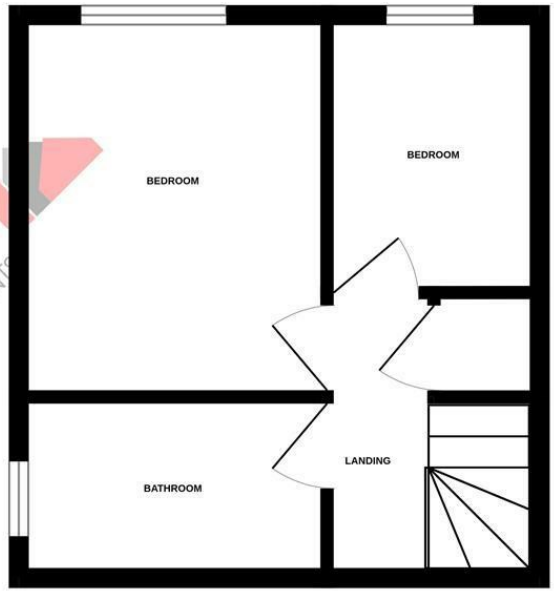
FORTNITE

STAR
HULK

GROUND FLOOR



1ST 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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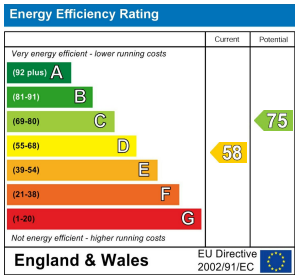

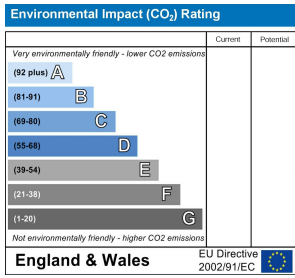

PCM endeavour to maintain accurate depictions of properties in Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection. PCM have not tested any services, appliances, equipment or facilities, and nothing in these details should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise.