



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

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

Price £135,000

PCM Estate Agents are delighted to present to the market this unique opportunity to secure the only flat within this PURPOSE BUILT, MANAGED BUILDING with a 20ft PRIVATE SUN TERRACE, enjoying SEA VIEWS and views of the pier.

The building is catered to the over 60's and the flat itself affords accommodation comprising entrance hall, LOUNGE-DINING ROOM with archway into the kitchen, a 20ft SUN TERRACE, BEDROOM and a MODERN SHOWER ROOM. The property enjoys benefits including double glazed windows and electric heating. Within the building are other facilities including COMMUNAL LOUNGE, LAUNDRY ROOM and COMMUNAL GARDENS.

Located in the heart of Hastings town centre just a short walk from Priory Meadow shopping centre, railway station, seafront and promenade. This property must be viewed to fully appreciate the overall position and VIEWS on offer.

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

COMMUNAL FRONT DOOR

Leading to communal entrance hall, stair and lift access to the first floor, private front door to;

ENTRANCE HALL

Coving to ceiling, storage cupboard housing the water tank and electric meter, smart call wall mounted monitor, door to;

LOUNGE-DINING ROOM

15'4" x 10'8" (4.67m x 3.25m)

Wall lighting, television point, telephone point, storage radiator, coving to ceiling, double glazed window to front with secondary glazed unit aspect enjoying views over sun terrace and out to the promenade and sea, double glazed door opening inwards and providing access to the sun terrace and archway to the kitchen.

SUN TERRACE

20'4" x 12'8" (6.20m x 3.86m)

Metal balustrade, views from the terrace to the sea, the pier and also the harbour arm.

KITCHEN

7'5" x 5'4" (2.26m x 1.63m)

Fitted with a range of eye and base level cupboards, electric four ring hob, electric oven, inset circular sink, space for fridge freezer, vinyl flooring walls, part tiled surround.

BEDROOM

12'2" x 8'11" (3.71m x 2.72m)

Electric storage radiator, wall lights, lifeline pull cord, coving to ceiling, built in wardrobe, double glazed window to front aspect having sea views with further secondary glazing unit.

SHOWER ROOM

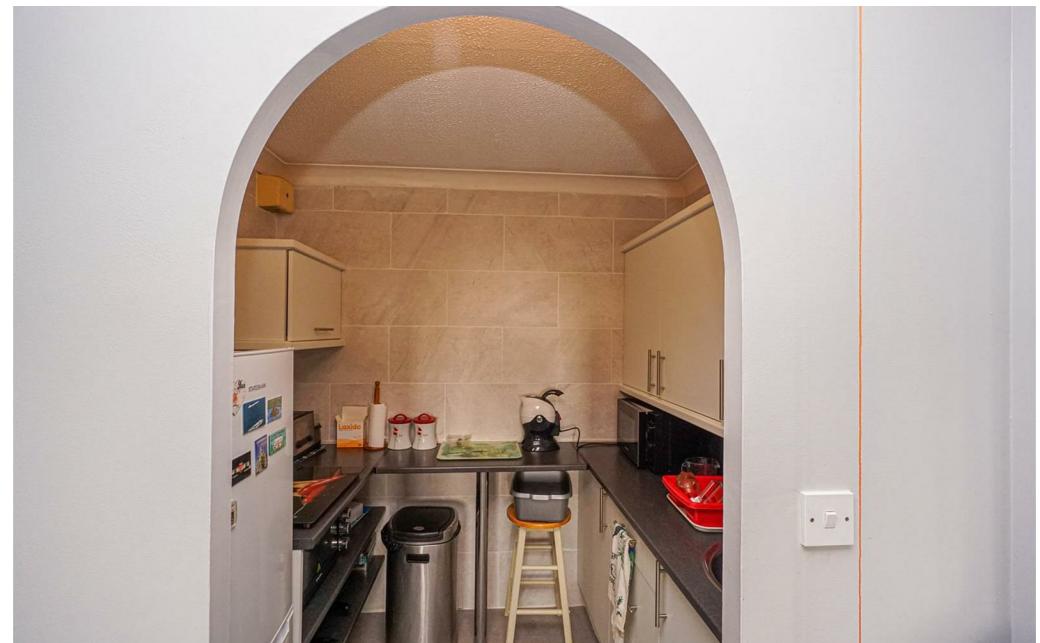
Shower cubicle, wc, wash hand basin with vanity unit, heated towel rail, extractor fan, tiled surround.

TENURE

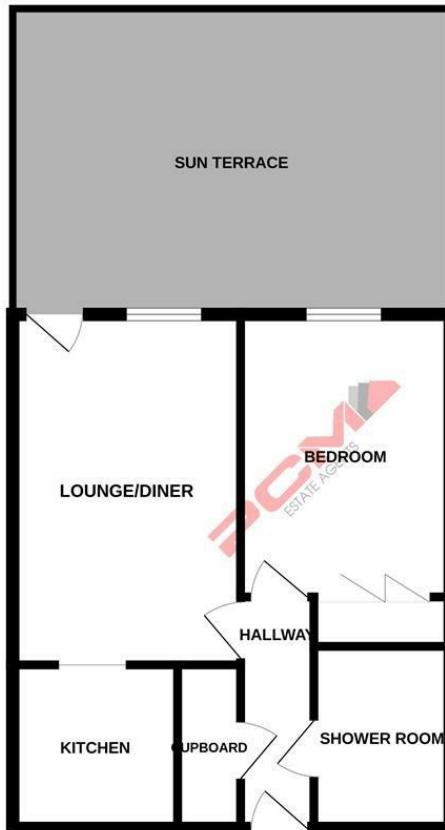
We have been advised by the owner of the following;

Lease: In the region of 61 years

Maintenance: TBC



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			
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	