PCM
ESTATE AGENTS

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Offers In Excess Of £200,000

PCM Estate Agents are delighted to present to the market this FIRST FLOOR THREE BEDROOM FLAT with PRIVATE ENTRANCE, PRIVATE SECTION OF GARDEN, gas central heating and double glazing.

Step inside to be greeted by a spacious entrance hall, LOUNGE-DINER, MODERN KITCHEN & BATHROOM and THREE DOUBLE BEDROOMS.

Conveniently located within easy reach of amenities within Hastings town centre, on a sought-after road, with nearby amenities including Hastings mainline railway station with convenient links to London, a variety of shops and Hastings seafront and promenade.

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

ACCESS VIA METAL STAIRCASE
Leading to a private front door at the rear, opening to:

ENTRANCE HALL
Wood laminate flooring, radiator, down lights, loft hatch providing access to loft space, storage cupboard, two double glazed windows to side aspect.

LOUNGE
16'6 x 11'3 (5.03m x 3.43m)
Wood laminate flooring, radiator, double glazed windows to side aspect.

KITCHEN
11' x 9'6 (3.35m x 2.90m)
Tiled flooring, wall mounted boiler, down lights, double glazed window too side aspect. 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 cooker hood over, inset drainer-sink unit with mixer tap, space and plumbing for washing machine, space for tall fridge freezer, tiled flooring.

BEDROOM
14'8 x 12'9 (4.47m x 3.89m)
Radiator, wood laminate flooring, dual aspect room with double glazed windows to rear and side elevations.

BEDROOM
11'11 x 11'3 (3.63m x 3.43m)
Wood laminate flooring, radiator, dual aspect room with double glazed windows to rear and side elevations.

BEDROOM
10'5 x 10'5 (3.18m x 3.18m)
Measurement excludes door recess. Wood laminate flooring radiator, double glazed window to both side elevations.

BATHROOM
Modern and comprising a panelled bath with mixer tap and shower attachment, dual flush low level wc, vanity enclosed wash hand basin with chrome mixer tap, extractor fan for ventilation, down lights, chrome ladder style heated towel rail, double glazed opaque glass window to side aspect.

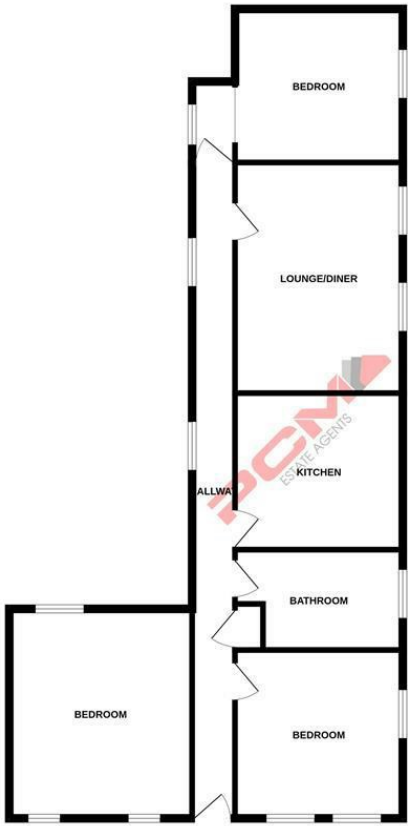
GARDEN
Accessed via the metal steps, leading to a private section of garden.

TENURE
We have been advised of the following by the vendor:
Lease: New lease upon completion
Service Charge: TBC
Ground Rent: TBC

OUTBUILDING
Containing the meters for all four flats within the building.

Council Tax Band: B

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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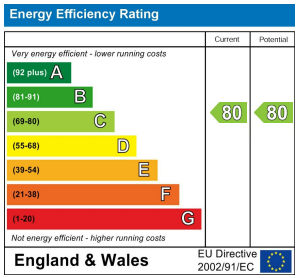

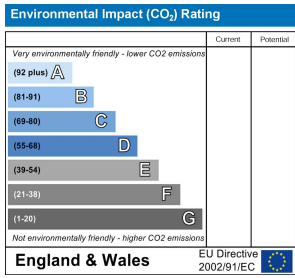

PCM endeavour to maintain accurate depictions of properties in Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection. PCM have not tested any services, appliances, equipment or facilities, and nothing in these details should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