PCM ESTATE AGENTS

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Offers Over £300,000

PCM Estate Agents are delighted to present to the market this GROUND FLOOR, THREE BEDROOM, TWO RECEPTION ROOM, VICTORIAN PURPOSE BUILT APARTMENT positioned within Hastings OLD TOWN, with the most SPECTACULAR VIEWS over the historic Old Town, the East Hill and out to sea. The property benefits from its own PRIVATE FRONT DOOR, SECTION OF GARDEN and BALCONY. Offered to the market CHAIN FREE.

Ideally situated in Hastings sought after Old Town being within close proximity to the High Street & George Street, seafront and promenade. This UNIQUE APARTMENT offers accommodation comprising a vestibule, spacious entrance hall with AMPLE STORAGE space, a BAY FRONTED LIVING ROOM with those spectacular views, the same can be said for the separate DINING ROOM, a modern kitchen, SHOWER ROOM and THREE BEDROOMS. The property has its own SECTION OF GARDEN.

Please call the owners agents now to arrange your viewing.

WOODEN PRIVATE FRONT DOOR
Opening to:

VESTIBULE
High ceilings with cornicing, dado rail, window to side aspect, further door opening to:

L SHAPED HALLWAY
High ceilings with coving, dado rail, three wall mounted electric storage heaters, telephone point, large storage cupboard, door leading to the internal stairs descending to the garden, area for tumble dryer, further door to:

DINING ROOM
14'5 into bay x 10'1 (4.39m into bay x 3.07m)
High beamed ceilings, storage radiator, storage cupboard, television pit, sash bay window to rear aspect framing a panoramic vista over Hastings Old Town to the sea and the East Hill and providing access to a balcony.

LOUNGE
14'8 x 10'6 (4.47m x 3.20m)
High ceiling with cornicing, ceiling rose, combination of wall and ceiling lighting, television point, fireplace, electric storage radiator, bay sash window to rear aspect framing the panoramic view over Hastings historic Old Town, the East Hill and to the sea and providing access to a balcony.

KITCHEN
11'8 x 5'9 (3.56m x 1.75m)
Modern and built with a matching range of eye and base level cupboards and drawers with worksurfaces over, four ring gas hob with extractor over and oven below, inset drainer-sink unit with mixer tap, space and plumbing for washing machine, integrated tall fridge freezer, part tiled walls, breakfast bar, coving to ceiling, double glazed window to rear aspect having a lovely view of the East Hill lift and partial views of the sea.

BEDROOM
17'1 into bay x 8'6 (5.21m into bay x 2.59m)
Built in wardrobes either side of the fireplace, high ceiling with cornicing, electric storage radiator, sash bay window to front aspect.

BEDROOM
9'8 x 8'7 (2.95m x 2.62m)
Built in wardrobes, fireplace, high ceilings with coving, sash window to front aspect.

BEDROOM
10'1 x 9' (3.07m x 2.74m)
Built in wardrobes, sash window to front aspect.

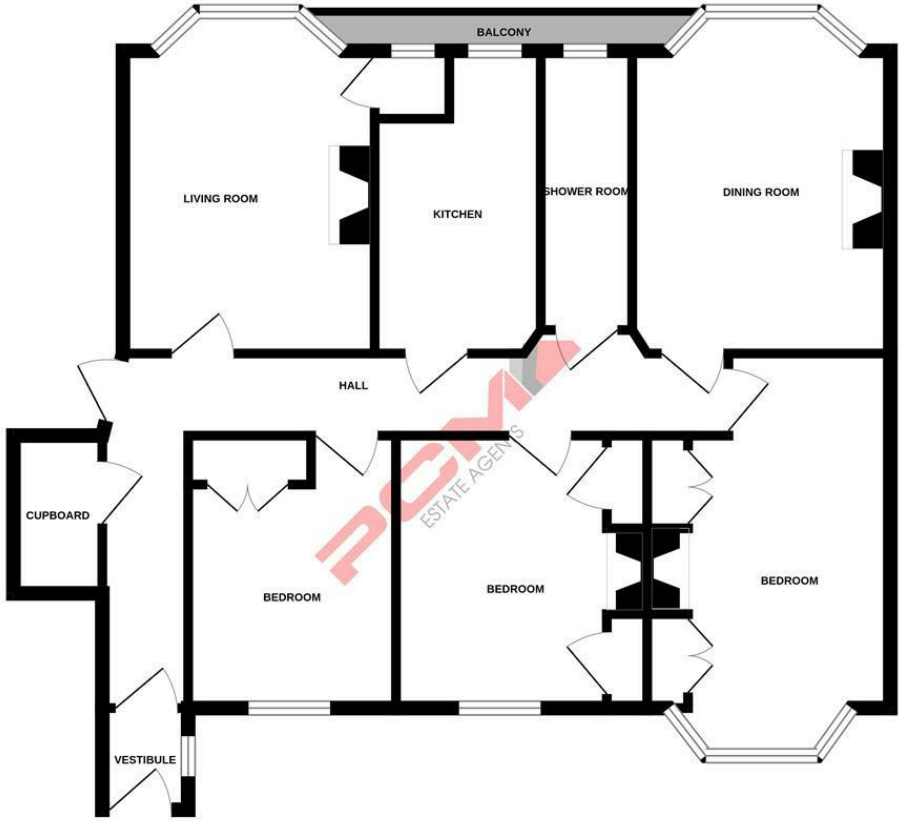
SHOWER ROOM
Large walk in shower unit with electric shower, dual flush low level wc, vanity enclosed wash hand basin, part tiled walls, wall mounted Dimplex heater, window to rear aspect.

SECTION OF GARDEN
Laid to lawn and in need of some cultivation, offering lots of potential.

TENURE
We have been advised of the following by the vendor:
Lease: Approximately 139 years
Service Charge: As & When required 1/3 share
Ground Rent: Peppercorn

AGENTS NOTE
Under the Estate Agency Act 1979 we hereby advise that the owner of this property is related to a member of staff at PCM Estate Agents.

Council Tax Band: B



TOTAL FLOOR AREA : 897 sq.ft. (83.3 sq.m.) approx.

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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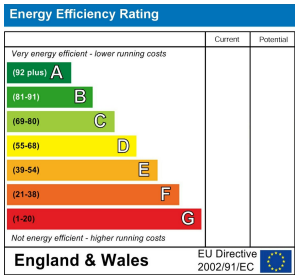

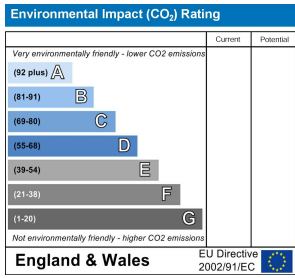

PCM endeavour to maintain accurate depictions of properties in Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection. PCM have not tested any services, appliances, equipment or facilities, and nothing in these details should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