



ESTATE AGENTS

**Flat 5, 5, Quarry Crescent, Hastings, TN34 3SD**

Web: [www.pcmestateagents.co.uk](http://www.pcmestateagents.co.uk)  
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**Price £145,000**



PCM Estate Agents are delighted to welcome to the market an opportunity to secure this ONE BEDROOM APARTMENT in this RARELY AVAILABLE and sought-after location, within walking distance to Alexandra Park, Hastings town centre and seafront. Occupying the ENTIRE TOP FLOOR of this OLDER STYLE VICTORIAN SEMI-DETACHED BUILDING.

Accommodation comprises ONE DOUBLE BEDROOM, lounge, separate kitchen and bathroom. The property also benefits from SEA VIEWS to the side and rear of the property.

Conveniently located within easy walking distance to Hastings town centre and the local amenities that it has to offer. Please call the owners agents now to book your appointment and avoid disappointment.

#### **COMMUNAL FRONT DOOR**

Leading to communal entrance hall with stairs rising to the top floor, private front door to:

#### **ENTRANCE LOBBY**

Space for hanging coats and storing shoes, stairs rising to:

#### **HALLWAY**

Cupboard housing electric meter and consumer unit, radiator, thermostat, door to:

#### **LOUNGE**

13'2 max x 11'6 max (4.01m max x 3.51m max )

Radiator, television point, single glazed sash window to front aspect.

#### **KITCHEN**

9'4 x 8'5 (2.84m x 2.57m)

Range of eye and base level units with part tiled surround, four ring gas hob with extractor above and electric oven below, inset sink with mixer tap, space and plumbing for washing machine, space for under counter fridge, combi boiler, double glazed window to side aspect providing views towards the sea.

#### **BEDROOM**

14'3 max x 13'3 (4.34m max x 4.04m)

Radiator, double glazed window to rear aspect providing far reaching views out towards the sea.

#### **BATHROOM**

Panelled bath with mixer tap and overhead shower attachment, part tiled walls, storage cupboard, inset sink with mixer tap, wc, chrome style heated towel rail, double glazed window to side aspect providing sea views.

#### **TENURE**

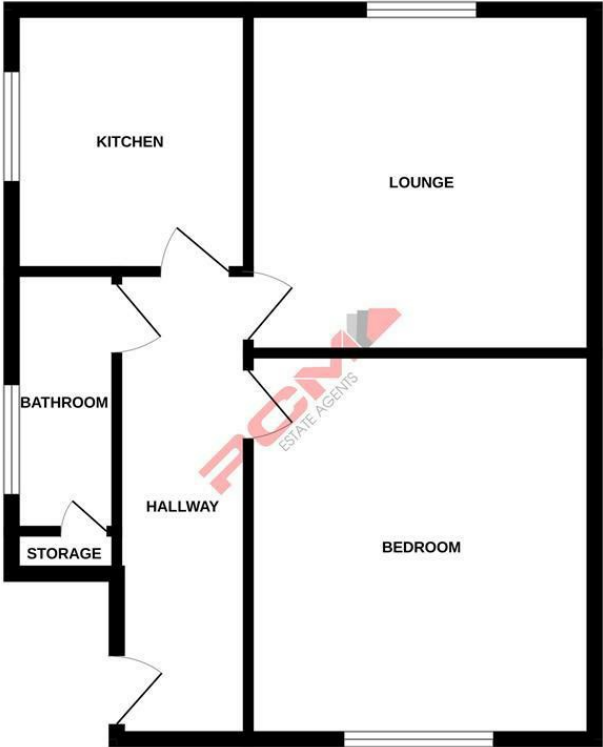
We have been advised of the following by the vendor:

Share of Freehold - transferrable with the sale.

Lease: TBC

Service Charge: TBC





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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