



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

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

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

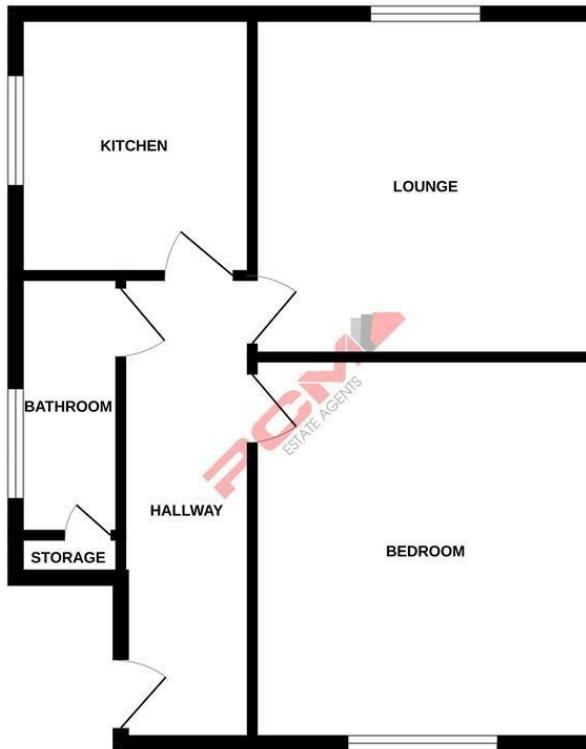
We have been advised of the following by the vendor:

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 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	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	EU Directive 2002/91/EC