



ESTATE AGENTS

**Flat 11 Furness Mount, 2-4, Holmesdale
Gardens, Hastings, TN34 1LY**

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

Offers In Excess Of £175,000

PCM Estate Agents are delighted to offer for sale this exceptionally well-presented and BRIGHT TWO DOUBLE BEDROOM APARTMENT, occupying the SECOND FLOOR of this PERIOD BUILDING and offered to the market CHAIN FREE.

The spacious accommodation comprises an entrance hall, 17ft LOUNGE, galley style kitchen, TWO DOUBLE BEDROOMS and a bathroom. The property benefits from gas central heating and SEA VIEWS from many of the windows.

This BRIGHT AND SPACIOUS APARTMENT is located on a highly sought-after road on the outskirts of Hastings town centre, well within range of local amenities as well as being within easy reach of Hastings mainline railway station and seafront.

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

COMMUNAL HALLWAY

Stairs rise to the second floor, private front door to:

HALLWAY

30'5 max x 6' max (9.27m max x 1.83m max)
Laminate flooring, two radiators, loft access, coat hooks, coving to ceiling, entry phone system.

GALLEY KITCHEN

14'7 x 4'4 (4.45m x 1.32m)
Fitted with a range of eye and base level cupboards and drawers, gas oven with gas electric hob and cooker hood over, space and plumbing for washing machine, space for fridge, inset sink, part tiled walls, laminate flooring, wall mounted boiler, coving to ceiling, inset spotlights, sash window overlooking rooftops with partial view of the sea.

LOUNGE

17'9 max x 17'2 max (5.41m max x 5.23m max)
Coving to ceiling, picture rail, radiator, double aspect with windows to front and side, having views over rooftops to the sea.

BEDROOM

17'2 max x 10'3 max (5.23m max x 3.12m max)
Coving to ceiling, picture rail, two sash windows overlooking the front and over rooftops to a partial view of the sea.

BEDROOM

16'7 max x 13'2 max (5.05m max x 4.01m max)
Coving to ceiling, picture rail, radiator, recess with space for clothes etc, radiator, three sash windows benefitting from sea views beyond the trees.

BATHROOM

12'1 x 5' (3.68m x 1.52m)
Laminate flooring, part tiled surround, pedestal wash hand basin, wc, bath with shower attachment, extractor fan, radiator, frosted sash window and inset spotlights.

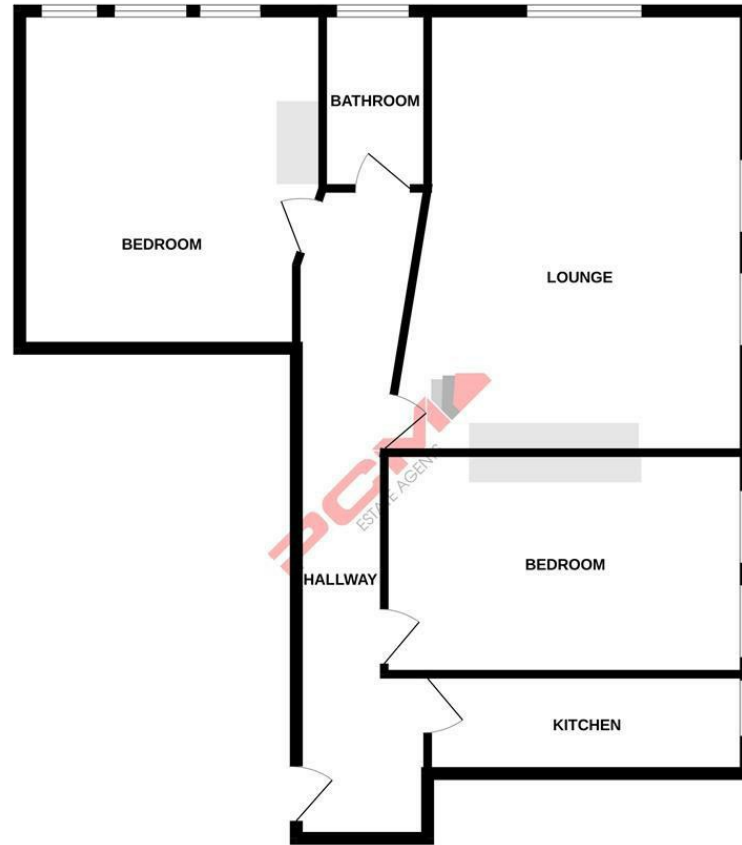
TENURE

We are advised of the following by the vendor:
Lease: 125 years from 2003, approximately 102 years remaining.
Service Charge: £2500 per annum approximately
Ground Rent: £75 per annum approximately

Council Tax Band: B



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 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C		73	
(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	