



**Flat 3 Raleigh House, 86, Alfred Road, Hastings, TN35  
5HY**

Web: [www.pcimestateagents.co.uk](http://www.pcimestateagents.co.uk)  
Tel: 01424 839111

**Price £192,500**

PCM Estate Agents are delighted to present to the market an opportunity to secure this GROUND FLOOR THREE BEDROOMED FLAT conveniently positioned in this sought-after CLIVE VALE region of Hastings, close to amenities within Ore and within easy reach of Hastings historic Old Town.

The property has benefits including a NEW LEASE UPON COMPLETION, PRIVATE ENTRANCE, ALLOCATED PARKING and a small COURTYARD GARDEN.

This THREE BEDROOMED GROUND FLOOR FLAT also has accommodation comprising an entrance hall, LOUNGE-DINER which is OPEN PLAN to the kitchen, THREE BEDROOMS and a bathroom.

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

#### **PRIVATE FRONT DOOR**

Leading to:

#### **ENTRANCE HALL**

Spacious with radiator, wall mounted thermostat control for central heating, airing cupboard.

#### **LOUNGE-DINING ROOM**

14'2 x 11'6 (4.32m x 3.51m)

Radiator, telephone point, double glazed windows to rear aspect, open plan to:

#### **KITCHEN**

9'4 x 6'4 (2.84m x 1.93m)

Modern and built with a matching range of matching eye and base level cupboards and drawers with worksurfaces over, electric hob with oven below and extractor over, inset drainer-sink unit with mixer tap, space for tall fridge freezer, space and plumbing for washing machine, part tiled walls, wood laminate flooring, double glazed window to front aspect having views into your own courtyard garden.

#### **BEDROOM ONE**

18'4 x 7'6 (5.59m x 2.29m)

Radiator, double glazed window to rear aspect.

#### **BEDROOM TWO**

8'8 x 8'3 (2.64m x 2.51m)

Radiator, double glazed window to rear aspect.

#### **BEDROOM THREE**

7'9 x 7'3 (2.36m x 2.21m)

Radiator, double glazed window to rear aspect.

#### **BATHROOM**

Modern suite comprising a P shaped panelled bath with mixer tap and shower over bath, glass shower screen, pedestal wash hand basin with chrome mixer tap and tiled splashbacks, dual flush low level wc, extractor fan for ventilation, down lights and a ladder style heated towel rail.

#### **OUTSIDE**

External access only, enclosed with gated access to patio with clothes line, providing ample space for potted plants and patio furniture.

#### **PARKING**

The property benefits from an allocated parking bay.

#### **TENURE**

We have been advised of the following by the vendor:

Lease: Approximately 112 years

Service Charge: £500 per annum approximately, 25% of any costs.

Ground Rent: £50 per annum approximately, due for review in 23 years.

Letting: Allowed

Air BnB: Allowed

Pets: Allowed

Council Tax Band: A



# 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		
(81-91)	B		
(69-80)	C		
(55-68)	D	56	56
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
EU Directive 2002/91/EC			