



ESTATE AGENTS

Basement Flat 19, Devonshire Road, Hastings, TN34 1NE

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Price £140,000

PCM Estate Agents are delighted to offer this CHAIN FREE WELL-PRESENTED TWO BEDROOM GARDEN FLAT in the heart of Hastings town centre, with its own PRIVATE ENTRANCE and a SHARE OF FREEHOLD. A particular feature of this property is its WELL-PRESENTED PRIVATE REAR GARDEN.

Accommodation comprises a private entrance, 12ft LOUNGE, kitchen, TWO BEDROOMS and a bathroom. Externally the property has a PRIVATE GARDEN with a patio area leading to a section of lawn.

Situated in the heart of Hastings town centre, close to the train station and local amenities. Please call the owners agents now to arrange your viewing and avoid disappointment.

DOUBLE GLAZED FRONT DOOR

Leading to:

KITCHEN

9'6 x 6'1 (2.90m x 1.85m)

Four ring electric hob and electric oven, stainless steel sink with mixer tap, space for fridge freezer, radiator.

LOUNGE

12'9 max x 11'8 max (3.89m max x 3.56m max)

Open fireplace, radiator, double glazed windows to rear aspect overlooking the garden, double glazed French doors leading to garden.

BEDROOM ONE

16'8 max x 14' (5.08m max x 4.27m)

Radiator, double glazed window to front aspect.

LOBBY

With utility cupboard, space for appliances, part double glazed door returning to front courtyard.

BEDROOM TWO

8'8 x 5'6 (2.64m x 1.68m)

Radiator, double glazed window to rear aspect.

BATHROOM

9' x 5'9 (2.74m x 1.75m)

Panelled bath with mixer tap, separate shower, sink wc, radiator, floor to ceiling tiles.

GARDEN

Steps down to a small section of patio which is perfect for seating and entertaining, further steps down to an area of lawn which is level and offers plenty of opportunity to become the ideal gardening spot, with a range of shrubs and trees.

TENURE

We have been advised of the following by the vendor:

Share of freehold

Lease: 125 years from March 2014, 114 years remaining

Service Charge: Approximately £2000 per annum



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			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	74	78

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		