



**PCMA**  
ESTATE AGENTS

**17 Homedane House, Denmark Place, Hastings, TN34  
1PQ**

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**Price £65,000**

PCM Estate Agents are delighted to offer to market this ONE BEDROOMED SECOND FLOOR MANAGED APARTMENT for the OVER 60's with SEA VIEWS and a LONG LEASE.

Conveniently located within Hastings town centre and offered to the market CHAIN FREE with SPACIOUS ACCOMMODATION comprising an entrance hallway, LOUNGE with FAR REACHING SEA VIEWS, kitchen, ONE BEDROOM with BUILT IN WARDROBES and a modern fitted SHOWER ROOM. Located on the second floor of this popular MANAGED BUILDING with LIFT ACCESS and use of the communal lounge and communal laundry room.

Please call the owners sole agent now to book your immediate viewing to avoid disappointment.

#### **COMMUNAL ENTRANCE**

Stairs or lift rising to the second floor, private front door leading to;

#### **ENTRANCE HALLWAY**

Airing cupboard.

#### **LOUNGE**

13'10 max x 13'8 max (4.22m max x 4.17m max )

Double glazed window to front aspect enjoying far reaching sea views, radiator, telephone point, archway to;

#### **KITCHEN**

7'4 x 5'2 (2.24m x 1.57m)

Comprising a range of eye and base level units with worksurfaces over, four ring electric hob with oven below, stainless steel inset sink with mixer tap, space for fridge freezer, double glazed window to rear aspect.

#### **BEDROOM**

13'3x 9'1 (4.04mx 2.77m)

Built in wardrobe, double glazed window to rear aspect, radiator.

#### **SHOWER ROOM**

Walk in double shower with shower screen, dual flush wc, wash hand basin with storage below, towel rail, extractor fan.

#### **TENURE**

We have been advised of the following by the vendor:

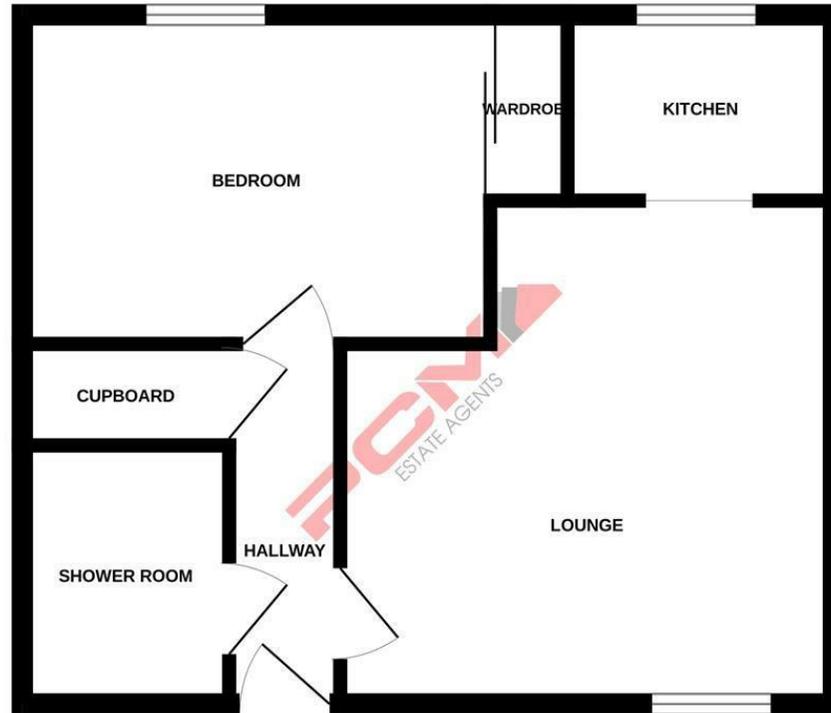
Lease: 139 years from 1 September 1985 (Approximately 100 years remaining)

Maintenance: £3036.01 per annum (Billed half yearly)

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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	