



ESTATE AGENTS

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Offers In Excess Of £190,000

PCM Estate Agents are delighted to present to the market an opportunity to secure this GROUND FLOOR CONVERTED SPACIOUS TWO BEDROOM FLAT positioned on this sought-after road with its own COURTYARD GARDEN and SEA VIEWS. The property also benefits from a NEW LEASE upon completion and is being sold CHAIN FREE.

Step inside to be greeted by a spacious entrance hall with ample storage space, LARGE BAY FRONTED LOUNGE-DINING ROOM with SEA VIEWS, MODERN KITCHEN and BATHROOM with bath and shower in addition to TWO BEDROOMS. The property also benefits from its own COURTYARD STYLE GARDEN in need of some landscaping but offering ample outdoor space to eat al-fresco or entertain.

Conveniently positioned on this sought-after road within Hastings, within easy reach of Linton Gardens and Hastings town centre with its mainline railway station having convenient links to London, along with the seafront and promenade.

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

COMMUNAL ENTRANCE

With further wooden door opening to an internal lobby. Private front door to:

ENTRANCE HALL

Wood laminate flooring, radiator, high ceilings, large storage cupboard housing consumer unit for electrics, doors opening to:

LOUNGE-DINER

18'9 into bay x 13'8 (5.72m into bay x 4.17m)

Wood laminate flooring, radiator, high ceilings, double glazed bay window to front aspect having views over rooftops and out to sea.

KITCHEN

14'1 max x 11'1 (4.29m max x 3.38m)

Measurement excludes recess. Tiled flooring, radiator, wall mounted boiler, double glazed window to side, double glazed door to side providing access to a private courtyard garden. Fitted with a matching range of eye and base level

cupboards and drawers with worksurfaces over, four ring gas hob with oven below and extractor over, inset drainer-sink unit with mixer tap, space and plumbing for washing machine, space for tall fridge freezer.

BEDROOM

19'6 max x 13'7 (5.94m max x 4.14m)

Wood laminate flooring, radiator, double glazed bay window to rear aspect with views over the courtyard garden.

BEDROOM

15'4 x 8'9 (4.67m x 2.67m)

Wood laminate flooring, radiator, double glazed bay window to front aspect with views over Linton Road, over rooftops and out to sea.

BATHROOM

Panelled bath with mixer tap and shower attachment, separate corner walk in shower enclosure, dual flush low level wc, vanity enclosed wash hand basin with chrome mixer tap, tiled walls, tiled flooring, chrome ladder style heated towel rail, extractor for ventilation, double glazed opaque glass window to side aspect.

COURTYARD GARDEN

In need of landscaping but offering a good level of outdoor space, enough to fit a table and chairs to be able to eat al-fresco.

OUTSIDE - FRONT

Area of front garden.

TENURE

We have been advised of the following by the vendor:

Lease: New lease upon completion

Service Charge: TBC

Ground Rent: TBC

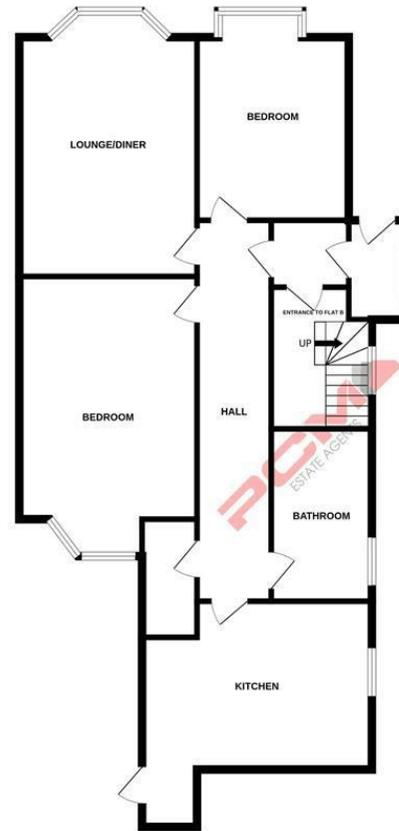
OUTBUILDING

Containing the meters for all four flats within the building.

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			
(81-91) B			
(69-80) C		74	74
(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	