



81, St. Helens Road, Hastings, TN34 2LJ

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

Price £215,000

**** SHARE OF FREEHOLD ****

PCM Estate Agents present to the market this superbly proportioned, TWO BEDROOMED, SELF-CONTAINED APARTMENT, enjoying benefits including gas central heating and double glazing. Situated in this highly sought-after location directly adjacent to the picturesque Alexandra Park.

Accommodation comprises a 19ft LOUNGE-DINER, MODERN KITCHEN, TWO GOOD SIZED BEDROOMS and a MODERN BATHROOM. The property has access to the COMMUNAL GARDENS, there is also a SHARE OF THE FREEHOLD transferable with the sale of the property.

Situated within reach of Hastings town centre with its comprehensive range of shopping, sporting, recreational facilities, mainline railway station, seafront and promenade.

The only way to truly appreciate this SUPERB APARTMENT is to arrange an immediate viewing via the owners agents, call now to avoid disappointment.

PRIVATE PART DOUBLE GLAZED FRONT DOOR

Leading to;

ENTRANCE HALLWAY

Spacious with potential dining area, two radiators, central heating thermostat, wood laminate flooring, walk in storage cupboard with shelving and further walk in utility cupboard with wall mounted gas boiler, plumbing for washing machine and power points.

LOUNGE

19'7" max x 14'2" max (5.97m max x 4.32m max)

Double glazed windows to front aspect, radiator, feature fire surround with tiled inset and grate with tiled hearth.

KITCHEN

10'1" max x 9'7" max (3.07m max x 2.92m max)

Double glazed windows to rear and front aspect, part tiled walls, stainless steel inset one ½ bowl sink with mixer tap over, range of high gloss modern base units comprising cupboards and drawers set beneath working surfaces, matching wall units over, stainless steel chimney style cooker hood over

stainless steel inset four ring gas hob, stainless steel single oven, plumbing for washing machine, radiator.

BEDROOM ONE

14'0" onto face of wardrobes x 12'7" max (4.27m onto face of wardrobes x 3.84m max)

Double glazed bay window to front aspect, radiators, range of fitted wardrobes with fitted shelving.

BEDROOM TWO

11'2" plus hanging recess x 10'0" (3.40m plus hanging recess x 3.05m)

Double glazed widow to side aspect, radiator, hanging recess with fitted shelving.

BATHROOM

Double glazed window to side aspect, tiled walls, modern white suite comprising panelled shower bath with mixer spray attachment and fitted shower screen, pedestal wash basin, low level wc, heated towel rail and slate tiled flooring.

OUTSIDE

Concrete patio to access the shared storage/bike shed, leading to communal gardens laid to lawns with trees and shrubs.

TENURE

We are advised by the owner of the following:

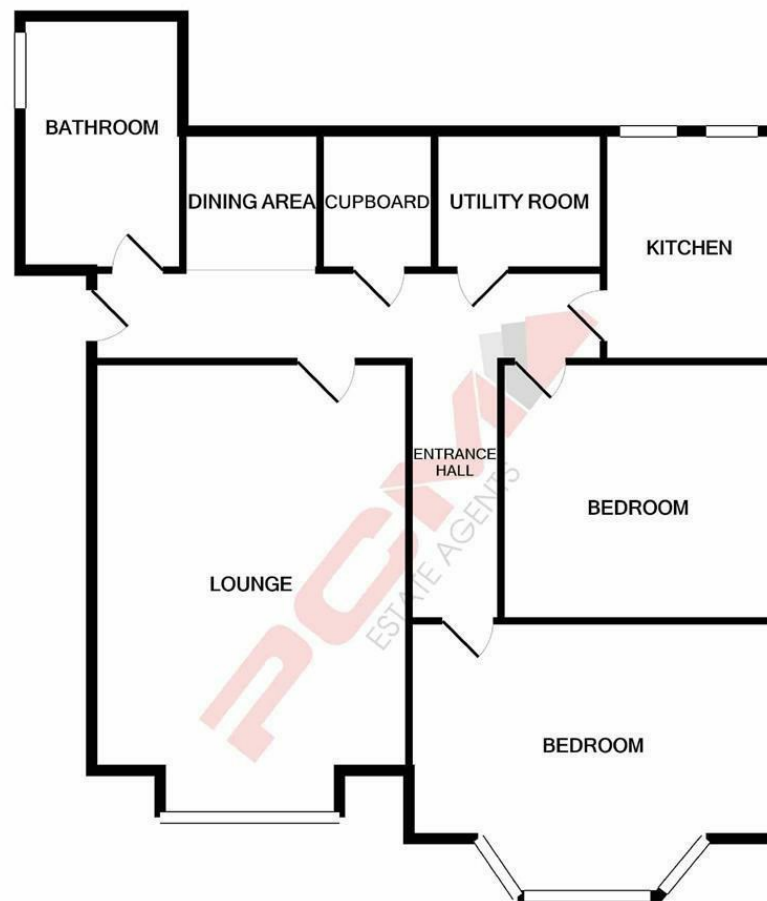
¼ Share of freehold transferable with the sale of the property.

Lease: Approximately 992 years remaining.

Maintenance: As & when required.

Sub Letting: Not Allowed.





TOTAL APPROX. FLOOR AREA 965 SQ.FT. (89.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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