



**Flat 3, 34, Baldslow Road, Hastings, TN34 2EY**

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

**Price £200,000**

PCM Estate Agents are delighted to present to the market an opportunity to acquire UPPER FLOOR TWO BEDROOM MAISONETTE, forming the TOP TWO FLOORS of this OLDER STYLE VICTORIAN DETACHED RESIDENCE on a sought-after road within Hastings. Offered to the market CHAIN FREE!

This lovely maisonette offers accommodation comprising a spacious LOUNGE-DINER with a PLEASANT OUTLOOK, kitchen, TWO BEDROOMS and a bathroom. The property is IN NEED OF MODERNISATION but offers the perfect opportunity for the eventual buyer to put their own personality into. We are advised that the property has a HEALTHY LENGTH LEASE.

Located just a short stroll away from Alexandra Park and Hastings town centre with its vast range of amenities.

Please call the owners agents now to book your viewing and avoid disappointment.

#### **COMMUNAL ENTRANCE**

Leading to a wooden private front door with frosted glass insert, leading to:

#### **HALLWAY**

Radiator, consumer unit, doors to:

#### **BEDROOM**

14'5 x 9'8 (4.39m x 2.95m)

Radiator, two ornate sash windows.

#### **BATHROOM**

11'3 x 5'3 (3.43m x 1.60m)

Bath, pedestal wash hand basin, wc, wood flooring, radiator, part tiled surround, ornate sash window to front aspect overlooking the road.

#### **LANDING**

Stained glass window to side aspect, two storage cupboards, loft access, doors to:

#### **LOUNGE**

16'2 max x 15' max (4.93m max x 4.57m max )

Two large double glazed windows to front aspect having far reaching views over rooftops, cupboard, radiator, cornicing.

#### **KITCHEN**

12'1 x 7'9 (3.68m x 2.36m)

Fitted with a range of eye and base level cupboards and drawers, inset sink, space for cooker, space for fridge freezer, wood flooring, wood panelling, radiator, storage cupboard housing space and plumbing for washing machine and the boiler, double glazed window to rear aspect.

#### **BEDROOM**

12'8 x 7'9 (3.86m x 2.36m)

Currently arranged as a dining room. Wood flooring, part wood panelling, picture rail, storage cupboard, radiator, sash window to side aspect.

#### **TENURE**

We have been advised of the following by the vendor:

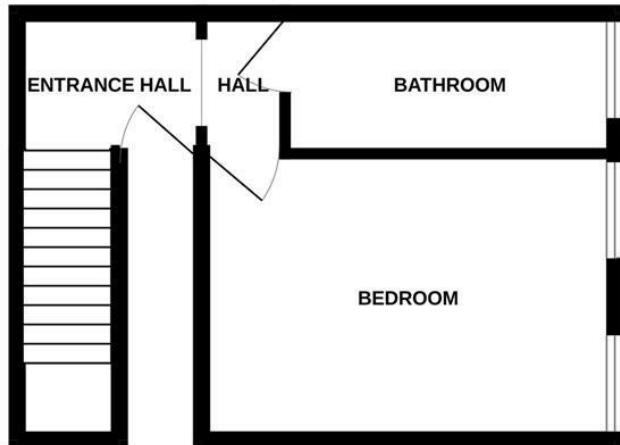
Lease: Approximately 114 years remaining

Service Charge: As & When required

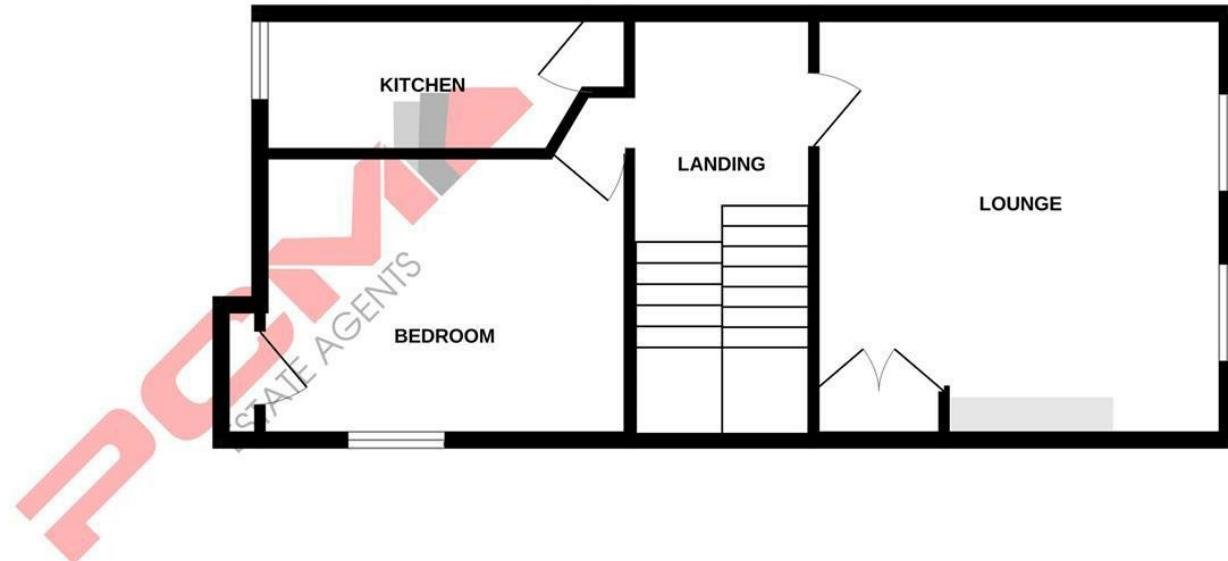
Ground Rent: TBC



## GROUND FLOOR



## 1ST 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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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			
EU Directive 2002/91/EC		78	61
Environmental Impact (CO <sub>2</sub> ) Rating			
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
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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.