PCM
ESTATE AGENTS

Flat 2, 23, Baldslow Road, Hastings, TN34 2EZ

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

£139,950

PCM Estate Agents offer to the market an opportunity to acquire this CHAIN FREE FIRST FLOOR ONE BEDROOM CONVERTED FLAT with LOVELY VIEWS off the rear, over St Helens Road and Alexandra Park. Located on an incredibly sought-after road within Hastings.

Accommodation comprises an entrance hall, BAY FRONTED LOUNGE-DINING ROOM, kitchen, DOUBLE BEDROOM and a MODERN BATHROOM. The property has gas central heating and is conveniently positioned on the outskirts of Hastings town centre, within a sought-after region of the town, close to Alexandra Park and nearby amenities.

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

COMMUNAL ENTRANCE
With stairs rising to the first floor, private front door to:

ENTRANCE HALL
Radiator, high ceiling, built in storage cupboard, doors to:

LOUNGE-DINER
13'5 into bay x 14'3 narrowing to 10'9 (4.09m into bay x 4.34m narrowing to 3.28m)
High ceiling, picture rail, radiator, television point, sash bay window to front aspect.

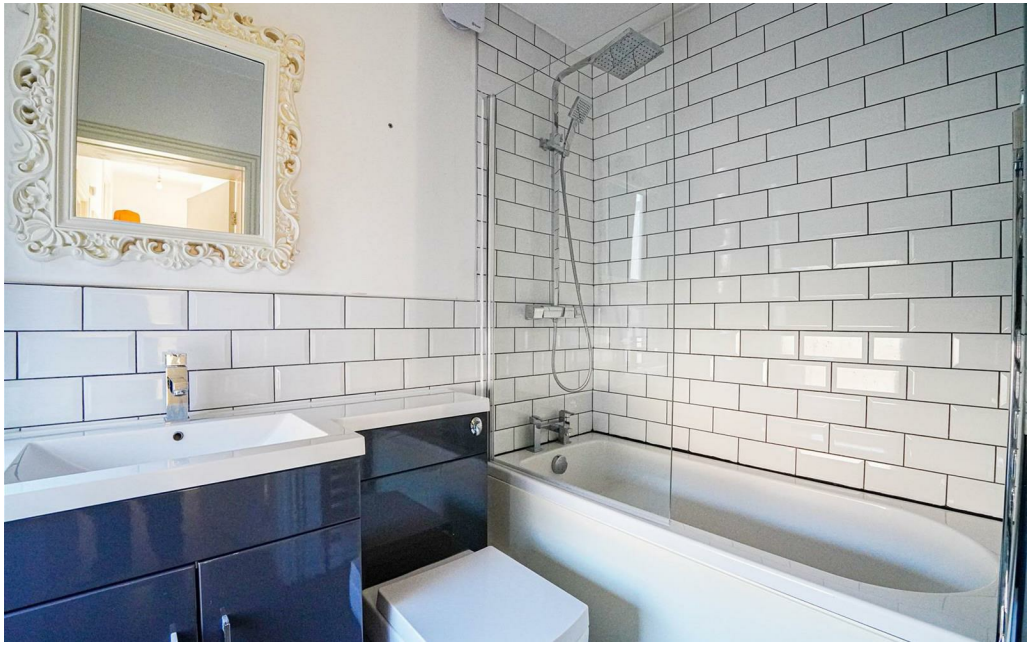
KITCHEN
10'4 max x 5'8 (3.15m max x 1.73m)
Fitted with a matching range of eye and base level cupboards and drawers with worksurfaces over, inset drainer-sink unit with mixer tap, space for cooker, wall mounted boiler, wood laminate flooring, high ceilings, picture rail, space for under counter fridge freezer, double glazed window to side aspect.

BEDROOM
15'4 into bay x 11'4 max (4.67m into bay x 3.45m max)
High ceiling, picture rail, radiator, sash bay window to rear aspect having a pleasant outlook over St Helens Road and to Alexandra Park.

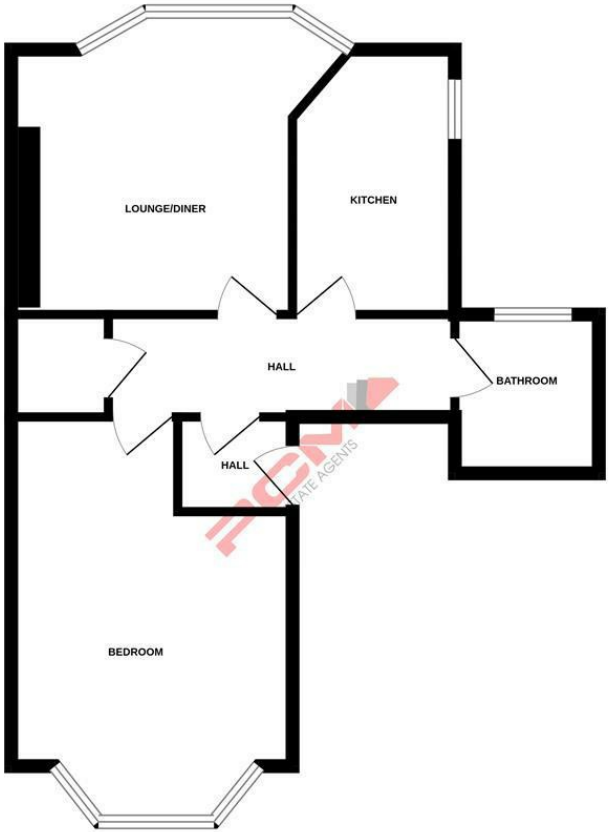
BATHROOM
Modern and comprising a P shaped panelled bath with mixer tap, shower over bath with chrome shower fixing, waterfall style shower head and hand-held shower attachment, concealed cistern dual flush low level wc, heated towel rail, high ceiling with down lights, vanity enclosed wash hand basin, window with obscured glass to front aspect.

TENURE
We have been advised of the following by the vendor:
Lease: 125 years from 2016, approximately 115 years remaining.
Maintenance: 29% share of outgoings of the building, paid on an as and when basis.
Ground Rent: Approximately £250.00 per annum

Council Tax Band: A



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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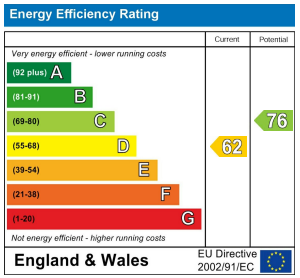

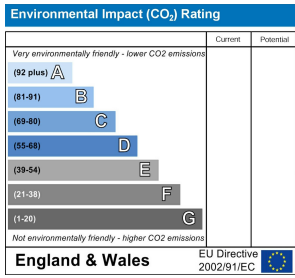

PCM endeavour to maintain accurate depictions of properties in Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection. PCM have not tested any services, appliances, equipment or facilities, and nothing in these details should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise.