



PCMA
ESTATE AGENTS

**10 Wellington Lodge, Wellington Road, Hastings, TN34
3RW**

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Price £140,000

PCM Estate Agents are delighted to present to the market this TOP FLOOR PURPOSE BUILT ONE BEDROOM APARTMENT, offered to the market with a SHARE OF FREEHOLD, BALCONY and EXCELLENT VIEWS across Hastings town centre, to the sea and Beachy Head.

Offering spacious accommodation throughout, comprising an entrance hall leading to an inner hallway, LOUNGE-DINER with access onto the BALCONY, enjoying the aforementioned views, SEPARATE KITCHEN ONE DOUBLE BEDROOM and bathroom.

Conveniently positioned just a short stroll from Hastings town centre with its mainline railway station, the seafront, Hastings Old Town and the sought-after West Hill location.

This property would make an IDEAL FIRST TIME PURCHASE and a weekend home by the sea. Early viewing comes highly recommended, please contact PCM Estate Agents to arrange your appointment.

COMMUNAL ENTRANCE

Stairs rising to the second floor, private front door to:

ENTRANCE HALL

Wall mounted telephone entry point, telephone point, door to:

INNER HALLWAY

Door to:

LOUNGE-DINER

12'10 max narrowing to 7'2 x 18'6 max (3.91m max narrowing to 2.18m x 5.64m max)

Two electric storage heaters, pleasant views can be enjoyed from this room via two double glazed windows and door to rear aspect leading to:

BALCONY

Metal balustrades, pleasant views over Hastings town centre, towards the sea and Beachy Head.

KITCHEN

11'9 max x 5'9 max (3.58m max x 1.75m max)

Part open plan to lounge-diner, comprising a range of eye and base level units with worksurfaces over, space for cooker with extractor above, stainless steel inset sink with mixer tap, airing cupboard.

BEDROOM

16'1 max x 9'3 max (4.90m max x 2.82m max)

Double glazed window to front aspect, storage cupboard, electric storage heater.

BATHROOM

Panelled bath with mixer tap and shower attachment, wc, wash hand basin with storage below, ladder style radiator, tiled walls, obscured window to front aspect and obscured borrowed light window to the kitchen.

TENURE

We have been advised of the following by the vendor:

Share of Freehold - transferrable with the sale of the property.

Lease: Approximately 997 years remaining

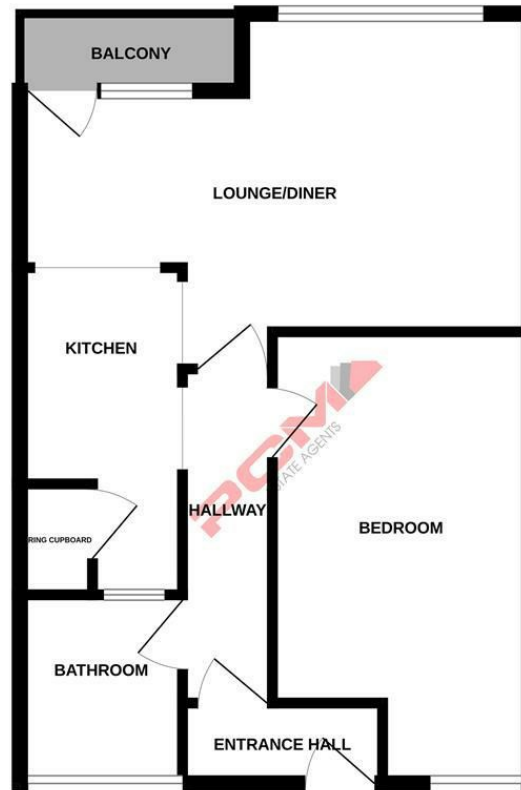
Service Charge: TBC

Building Insurance: TBC

Sub Letting: Yes



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			80
(81-91) B			
(69-80) C			
(55-68) D		64	
(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			80
(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	

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.