



PCMA
ESTATE AGENTS

**Flat 41 Holmbury House, Holmesdale
Gardens, Hastings, TN34 1LS**

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

Price £95,000

PCM Estate Agents present to the market this FIRST FLOOR TWO BEDROOM OVER 60's FLAT, located in the heart of the town centre, within walking distance to the nearby Cornwallis Gardens and benefitting from PRIVATE PARKING. Offered to the market CHAIN FREE.

The well-presented accommodation comprises a hallway, 14ft LOUNGE with space for dining table, kitchen, TWO BEDROOMS and a SHOWER ROOM. The property is also double glazed, warden assisted and there is also access to communal facilities such as a RESIDENTS LOUNGE and residents LAUNDRY ROOM.

Conveniently located in the heart of Hastings town centre, close to all local amenities including mainline railway station, seafront and promenade, as well as Priory Meadow shopping centre. Please call the owners agents now to book your viewing to avoid disappointment.

PRIVATE FRONT DOOR

Leading to:

HALLWAY

Loft access, coat hooks, fire alarm, storage cupboard housing the electrics, door to:

LOUNGE

14' max x 13' max (4.27m max x 3.96m max)

Space for dining table, electric storage heater, double glazed window with a green outlook, door to:

KITCHEN

10' x 6' (3.05m x 1.83m)

Fitted with a range of eye and base level cupboards, electric cooker and four ring electric hob, fridge freezer.

BEDROOM

9'1 x 8'1 (2.77m x 2.46m)

Built in storage cupboard, double glazed window with a green outlook, storage heater.

BEDROOM

9' x 6'1 (2.74m x 1.85m)

Electric heater, built in wardrobe, double glazed window overlooking Cornwallis Gardens.

SHOWER ROOM

6'1 x 5'1 (1.85m x 1.55m)

Double sized shower unit with fixed shower overhead and further hand-held shower, wc, vanity unit, electric heater, extractor fan, tiled flooring.

TENURE

We have been advised of the following by the vendor:

Lease: Approximately 86/87 years

Service Charge: £2026.56 approximately

Ground Rent: £90 per annum. Annual review in April.

Sub Letting: No

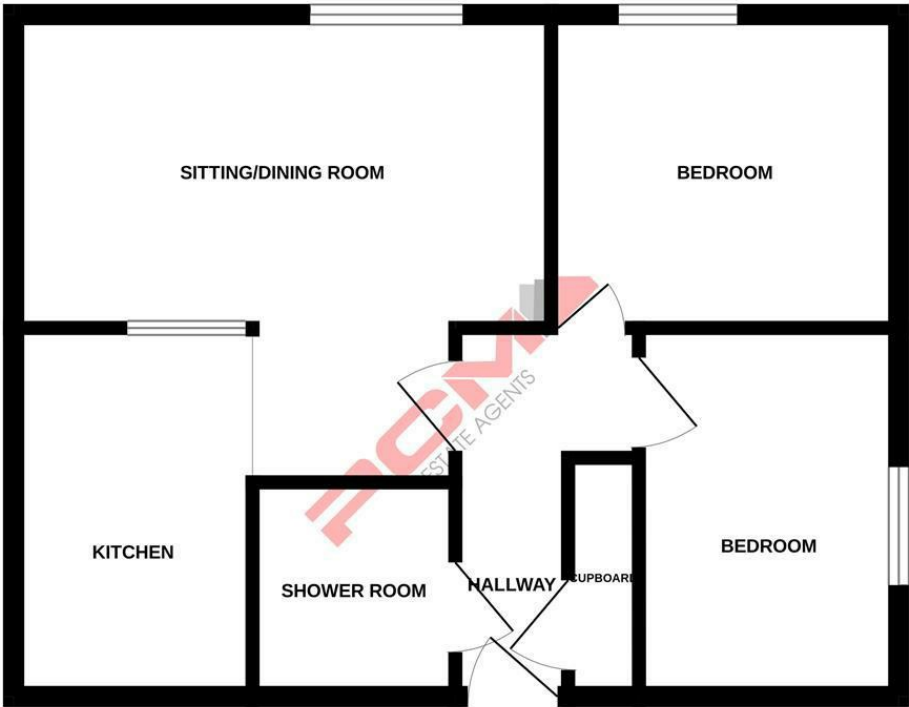
Air BnB: No

Pets: No

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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