



ESTATE AGENTS

Flat 2, 129, Milward Road, Hastings, TN34 3RT

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Price £149,950

PCM Estate Agents welcome to the market an opportunity to acquire this **FIRST FLOOR CONVERTED ONE BEDROOM FLAT**. Conveniently located on a sought-after road within Hastings, on the outskirts of the West Hill region of the town, and just a short stroll from the town centre itself, with a vast range of amenities including mainline railway station and convenient links to London.

Occupying the entire **FIRST FLOOR** of this **OLDER STYLE VICTORIAN BUILDING**, the property has a welcoming entrance hall, **SPACIOUS LOUNGE** with **KITCHEN** having a **LARGE BAY WINDOW** to the rear, with lovely townscape views and **VIEWES TO THE SEA**. In addition there is a **DOUBLE BEDROOM**, a lovely bathroom with bath and shower, and a **SEPARATE WC**.

Viewing comes highly recommended, please contact the owners agents now to book your appointment and avoid disappointment.

COMMUNAL FRONT DOOR

Opening to:

COMMUNAL ENTRANCE HALL

Staircase rising to first floor landing. Private front door opening to:

PRIVATE ENTRANCE HALL

Large double glazed patterned glass window to side aspect, radiator, wall mounted entry phone system, wall mounted control for central heating, consumer unit for electrics. Door to:

OPEN PLAN LOUNGE-DINING ROOM-KITCHEN

18'7 x 17'1 into bay (5.66m x 5.21m into bay)

Impressive open plan reception space, deep double glazed window to rear aspect with some lovely townscape views and views of the sea. The kitchen area is fitted with a range of fitted eye and base level cupboards and drawers, work surfaces over, electric hob with fitted cooker hood and oven below, inset drainer sink unit with mixer tap, space for appliances such as washing machine, under counter fridge and under counter freezer. High ceilings with cornicing, two radiators.

BEDROOM

17'2 into bay x 13'6 max (5.23m into bay x 4.11m max)

High ceiling with cornicing, radiator, double glazed bay window to front aspect.

BATHROOM

Panelled bath with mixer tap and shower attachment, separate walk-in shower enclosure with rain style shower head and handheld shower attachment, downlights, extractor for ventilation, heated towel rail, part tiled walls, wall mounted cupboard housing boiler and additional storage space, vanity enclosed wash hand basin with mixer tap, double glazed window to front aspect.

SEPARATE WC

Concealed cistern low flush w, heated towel rail, double glazed patterned glass window to side aspect.

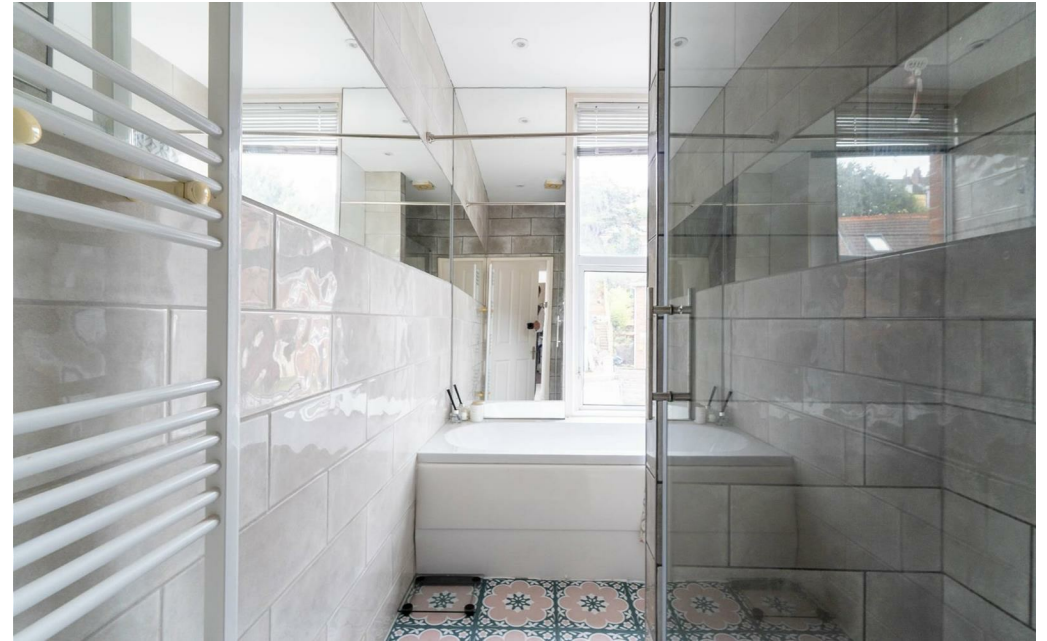
TENURE

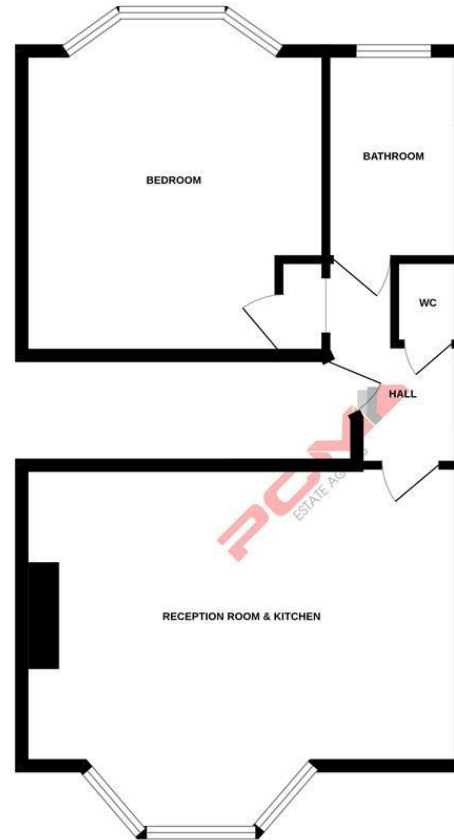
We have been advised of the following by the vendor -

Lease: Approximately 960 years remaining.

Service Charge: Approximately £2600 per annum.

Ground Rent: Approximately £50 per annum.





TOTAL FLOOR AREA : 580 sq.ft. (53.9 sq.m.) approx.

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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