PCM
ESTATE AGENTS

37 Homedane House, Denmark Place, Hastings, TN34 1PQ

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

Offers Over £90,000

* GUIDE PRICE £100,000 TO £110,000 **
PCM Estate Agents are delighted to present to the market an opportunity to secure this superbly presented ONE BEDROOM APARTMENT in this PURPOSE BUILT MANAGED BLOCK, restricted to the OVER 60's.

The property enjoys benefits including double glazing, MODERN KITCHEN & BATHROOM, and a DOUBLE BEDROOM with SEA VIEWS. The property benefits from having an in house manager and use of the COMMUNAL FACILITIES, including a residents lounge to the first floor with regular activities, a laundry room and the ability to book the guest bedroom. In addition, the property comes with an option of purchasing an ALLOCATED PARKING SPACE for a yearly fee.

Situated in the heart of Hastings town centre, located opposite the seafront and promenade. Early viewing is considered essential for those seeking a MANAGED APARTMENT in this conveniently location within Hastings town centre.

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

COMMUNAL ENTRANCE
With lift and stair access to the third floor, private front door to:

ENTRANCE HALL
Newly fitted entry phone system, telephone point, airing cupboard housing the hot water cylinder, electric consumer unit and meter, door opening into:

LOUNGE-DINER
17'4 x 10'6 (5.28m x 3.20m)
Electric feature fire with surround, television point, double glazed window to rear aspect providing stunning views out to sea and towards Hastings pier, double glazed door opening to the balcony, providing ample space for a small table and chairs, to enjoy those summer evenings, archway opening to:

KITCHEN
7'4 x 5'4 (2.24m x 1.63m)
Fitted with a range of eye and base level units, space for under counter fridge freezer, inset stainless steel sink, tiled walls, laminate flooring, extractor fan.

BEDROOM
14' max x 8'7 max (4.27m max x 2.62m max)
Built in wardrobe, wall lights, double glazed window to rear aspect providing views out towards the sea.

BATHROOM
Panelled bath with mixer tap and shower attachment over, low level dual flush wc, sink with mixer tap with vanity mirror above and storage below, tiled walls, laminate flooring, double glazed frosted window to side aspect.

TENURE
We have been advised of the following by the vendor:
Lease: Approximately 98 years remaining,
Service Charge: Approximately £4600 per annum
Ground Rent: Approximately £500 per annum.

PARKING
There is am option of purchasing an allocated parking space for a yearly fee, at an additional cost of £50 per annum.

COMMUNAL FACILITIES
The vendor has advised that there are activities in the communal lounge including games days, coffee mornings, bingo, gardening club and armchair fitness. Use of the laundry room is also included in the maintenance/ service charge.

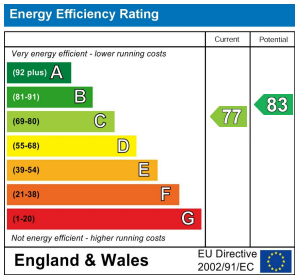
Council Tax Band: B

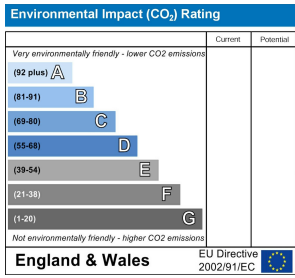
WELCOME
TO OUR KITCHEN
Opening Hours
Monday Closed
Tuesday No Service

YOU ARE MY SUNSHINE
MY ONLY SUNSHINE
YOU MAKE ME HAPPY
WHEN SKIES ARE GRAY

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.
Made with Metropix ©2026





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.