



GFF 59, Mount Pleasant Road, Hastings, TN34 3SJ

Web: www.pcimestateagents.co.uk
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Price £160,000

PCM Estate Agents present to the market this GROUND FLOOR ONE BEDROOM FLAT with a LARGE PRIVATE GARDEN and OFF ROAD PARKING. Offered to the market CHAIN FREE.

Accommodation comprises an entrance hall, 16ft LOUNGE, kitchen, BAY FRONTED BEDROOM and a MODERN SHOWER ROOM. Externally the property benefits from a GOOD SIZED REAR GARDEN that is IN NEED OF CULTIVATION and OFF ROAD PARKING to the front aspect.

Conveniently positioned within easy reach of bus routes, Alexandra Park and local amenities. Considered ideal for first time buyers, viewing comes highly recommended. Please call the owners agents now to book your viewing.

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ENTRANCE HALL

Leading to:

LOUNGE

16' max x 13'10 max (4.88m max x 4.22m max)

Two radiators, electric fuse board and gas meter, newly fitted carpet, double doors leading to garden.

KITCHEN

10' x 8'1 (3.05m x 2.46m)

Fitted with a matching range of eye and base level cupboards and drawers, fitted electric oven and extractor over, space and plumbing for washing machine, wall mounted boiler, door to rear aspect.

BEDROOM

12'1 x 11' into bay (3.68m x 3.35m into bay)

Double glazed window to front aspect, newly carpeted, radiator.

SHOWER ROOM

6' x 4'1 (1.83m x 1.24m)

Newly fitted with shower, small sink, wc, extractor fan, cupboard with mirror.

REAR GARDEN

In need of cultivation but of a good size, two storage cupboards.

TENURE

We have been advised of the following by the vendor:

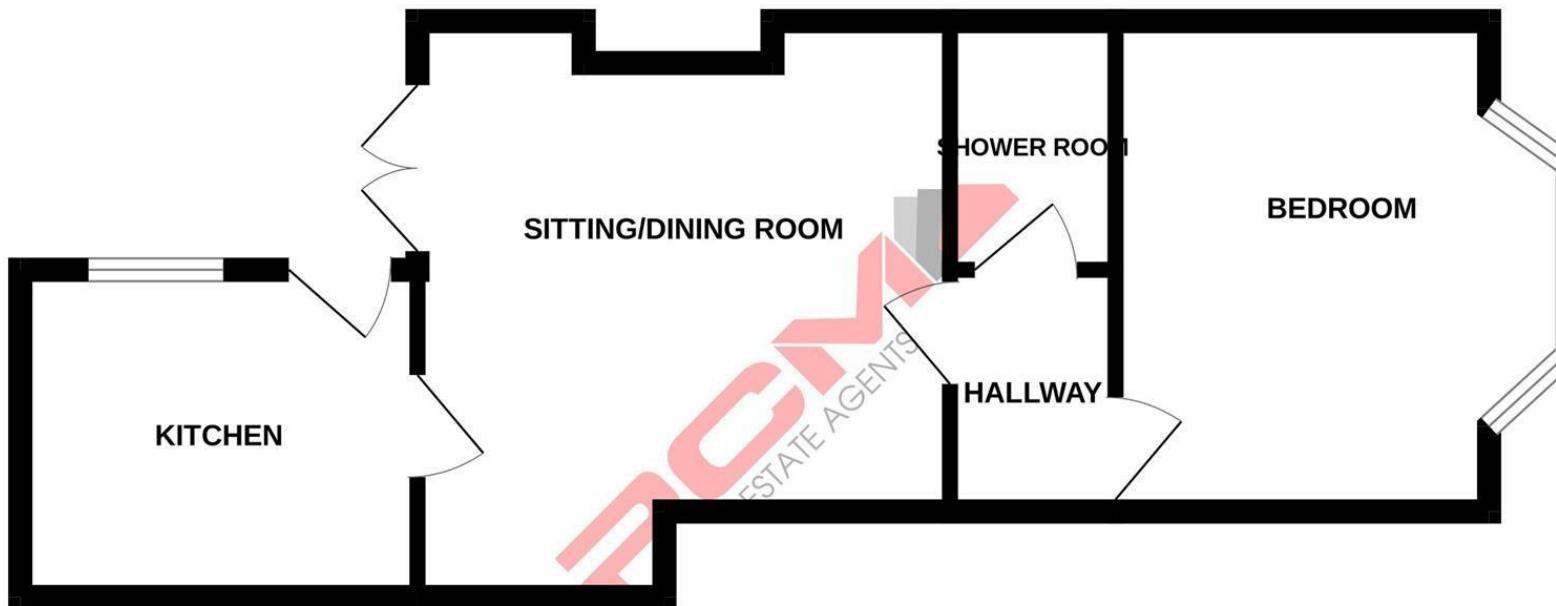
Lease: 134 years from 1985

Service Charge: 1/3 of any costs, paid as & when required.

Ground Rent: TBC



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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
66		78	
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(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			
EU Directive 2002/91/EC			
England & Wales			