

A BEAUTIFULLY PRESENTED ONE BEDROOM GARDEN APARTMENT occupying the lower ground floor of this PERIOD BUILDING on the outskirts of Hastings town centre, within easy reach of Hastings mainline railway station and the seafront.

The property offers well-presented and SPACIOUS ACCOMMODATION throughout, accessed via its own PRIVATE ENTRANCE and comprising a MODERN FITTED KITCHEN, spacious LOUNGE-DINER, UTILITY ROOM, ONE DOUBLE BEDROOM and a bathroom. Externally the property boasts a PRIVATE COURTYARD STYLE GARDEN ideal for seating and entertaining.

Conveniently located just a short stroll to Hastings seafront, the town centre and the picturesque Alexandra Park. The property is considered an IDEAL FIRST TIME PURCHASE or HOLIDAY HOME due to its EXCELLENT LOCATION.

Viewing comes highly recommended by PCM Estate Agents, please call now to arrange your viewing to avoid disappointment.

#### **PRIVATE DOUBLE GLAZED DOOR**

Opening to:

#### **KITCHEN**

Re-fitted with a range of wall and base units, worksurfaces, partly tiled walls, stainless steel sink unit, wall mounted gas fired boiler, radiator, double glazed window to the rear aspect.

#### **LOUNGE-DINING ROOM**

15'5 x 11'3 (4.70m x 3.43m)

Fire surround with mantle over, fitted electric fire, radiator, double glazed window to side aspect.

#### **INNER HALL/ UTILITY ROOM**

7'1 x 5'5 (2.16m x 1.65m)

Space and plumbing for washing machine, further appliance space, wall mounted meters.

#### **BEDROOM**

13'4 x 11'7 (4.06m x 3.53m)

Two radiators, double glazed window to the rear overlooking the courtyard.

#### **BATHROOM**

Panelled bath with mixer tap and shower attachment, fitted shower screen, wash basin, wc, radiator, part tiled walls, extractor fan.

#### **OUTSIDE**

The property enjoys an area of private courtyard with built in seating and raised flowerbeds, gated to provide privacy.

#### **TENURE**

We have been advised of the following by the vendor:

Lease: Approx. 87 years remaining.

Maintenance: As & When

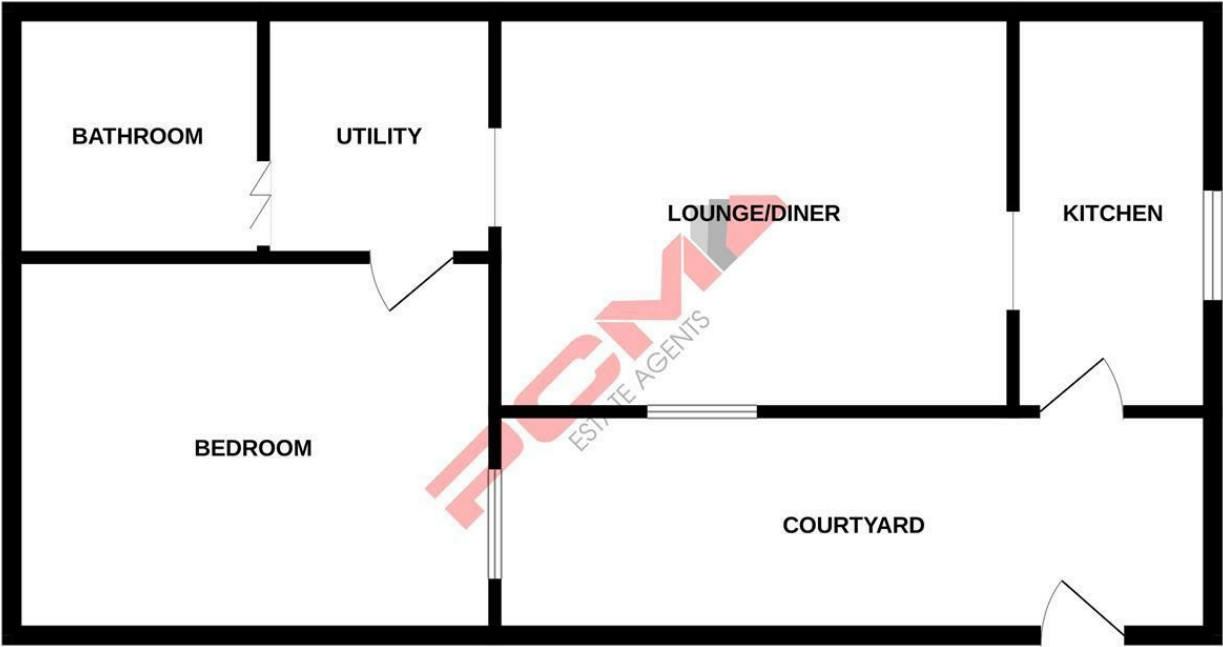
Ground Rent: Approx.. £25 per annum.







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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