



PCMA
ESTATE AGENTS

Flat 4, 12, Wellington Road, Hastings, TN34 3RN

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

Price £130,000

PCM Estate Agents are delighted to present to the market an opportunity to acquire this TOP FLOOR CONVERTED SPACIOUS ONE BEDROOM FLAT, positioned on this sought-after road within Hastings, just a short stroll from the PANORAMIC VIEWS of the WEST HILL, Hastings historic Old Town, Town Centre, seafront and promenade.

Occupying the entire TOP FLOOR of this VICTORIAN TERRACED BUILDING with accommodation comprising a spacious LOUNGE-DINING ROOM with LOVELY TOWNSCAPE VIEWS, kitchen, bathroom, a GOOD SIZED DOUBLE BEDROOM and AMPLE STORAGE. The property has gas fired central heating, double glazed windows and a HEALTHY LENGTH LEASE of over 150 YEARS remaining.

Viewing comes highly recommended, please call the owners agents now.

COMMUNAL FRONT DOOR

Leading to communal entrance hall, stairs rising to the second floor, private front door to:

ENTRANCE HALL

Stairs rising to the half landing with access to storage, space and plumbing for washing machine, stairs descending to the hallway and further stairs rising to the inner hall providing access to the kitchen and bathroom.

HALLWAY

Double radiator, double glazed window to rear aspect, high ceilings, door to:

LOUNGE-DINING ROOM

19' x 12'2 (5.79m x 3.71m)

Double radiator, television and telephone points, two double glazed windows to front aspect with lovely townscape views over Hastings.

BEDROOM

12'7 x 9'9 (3.84m x 2.97m)

Double radiator, built in storage, double glazed window to rear aspect.

INNER HALL

Double radiator, doors to:

KITCHEN

8'9 x 6'9 narrowing to 3'8 (2.67m x 2.06m narrowing to 1.12m)

Range of fitted base level cupboards and drawers with worksurfaces over, inset stainless steel sink unit with mixer tap, electric hob and oven, space for under counter fridge freezer, part tiled walls, double glazed window to side aspect.

BATHROOM

Panelled bath with mixer tap and shower attachment, pedestal wash hand basin, low level wc, part tiled walls, Velux style window to side aspect.

TENURE

We have been advised of the following by the vendor:

Lease: Approximately 155 years remaining

Service Charge: 25.78% of any outgoings

Ground Rent: Approximately £30 per annum.

Letting: Allowed

Pets: Allowed

Council Tax Band: A



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		63	73
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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			
England & Wales		EU Directive 2002/91/EC	

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.