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Offers In Excess Of £185,000

**** SHARE OF FREEHOLD ****

PCM Estate Agents offer to the market an opportunity to acquire this TWO BEDROOM GARDEN FLAT with OFF ROAD PARKING, PRIVATE ENTRANCE and a LARGE PRIVATE REAR GARDEN.

Accommodation comprises an L shaped entrance hall, LOUNGE-DINER, kitchen, TWO BEDROOMS, CONSERVATORY and a bathroom. The property also benefits from gas central heating and double glazed windows. The GARDEN is a delightful feature being private and family friendly, enjoying areas of lawn and patio, ideal for entertaining and eating al-fresco.

Conveniently positioned on the outskirts of Hastings town centre, within easy reach of bus routes and just a short stroll away from Alexandra Park.

Viewing comes highly recommended, please call the owners agents now to book your appointment.

PRIVATE DOUBLE GLAZED DOOR

Located on the side of the building providing access to:

L SHAPED ENTRANCE HALL

Double glazed window to front and side elevations, telephone point, radiators, doors opening to:

LOUNGE-DINER

16'8 x 11'6 (5.08m x 3.51m)

Double radiator, television point, archway through to kitchen, double glazed bay window to front aspect.

KITCHEN

7'7 x 7'6 (2.31m x 2.29m)

Fitted with a matching range of eye and base level cupboards and drawers with solid stone worktops over and tiled splashbacks, space for gas cooker, inset drainer-sink unit with mixer tap, under cupboard lighting, wall mounted cupboard concealed consumer unit for the electrics, space and plumbing for washing machine, door to side aspect leading to the original coal hole which is now utilised as space for the fridge.

BEDROOM

14'10 x 11'8 (4.52m x 3.56m)

Picture rail, wood flooring, double radiator, double glazed bay window to rear aspect with views over the private rear garden.

BEDROOM

14'1 max x 8'5 (4.29m max x 2.57m)

Wood flooring, picture rail, fireplace, wall mounted cupboard concealed boiler, door to rear aspect opening into:

CONSERVATORY

9'6 x 8' (2.90m x 2.44m)

Part brick construction with radiator, power points, double glazed windows to both side and rear elevations, double glazed French doors opening onto the garden.

BATHROOM

Panelled bath with mixer tap and shower attachment, dual flush low level wc, vanity enclosed wash hand basin.

REAR GARDEN

Stone patio abutting the property, path to side elevation leading to a further patio, section of lawn in between, established planted borders and a few small trees, shed, gated access to side.

OUTSIDE- FRONT

Driveway providing off road parking.

TENURE

We have been advised of the following by the vendor:

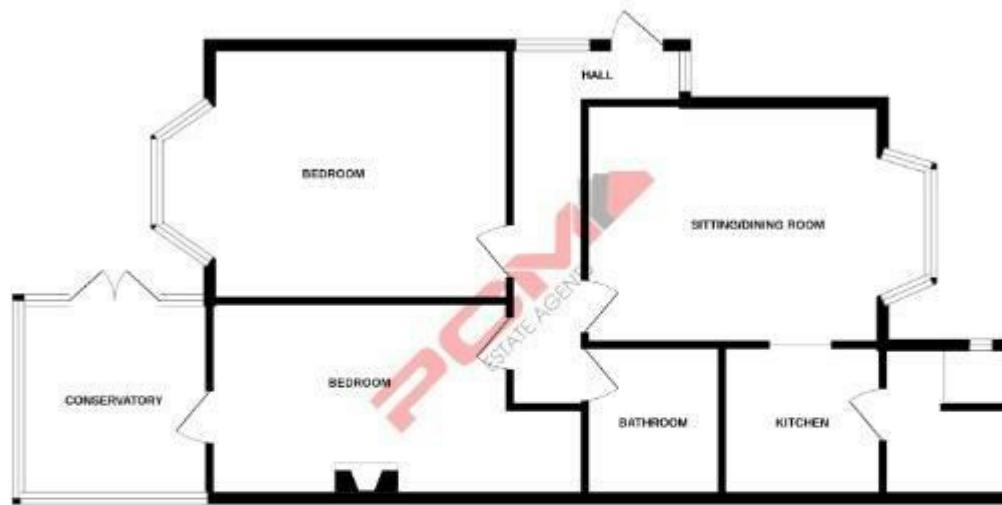
Share of Freehold

Lease is 999 from 1st October 1987, approximately 960 years remaining.

Maintenance: Approximately £720 per annum.

Council Tax Band: A





Whilst every effort has been made to ensure the accuracy of the floor plan, measurements of areas, windows and doors are approximate and no guarantee can be given as to their accuracy. 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 is given for their operability or efficiency upon completion. Please ask for details if you require them.

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		71
(81-91)	B		64
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
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			
EU Directive 2002/91/EC			