



ESTATE AGENTS

**Flat 2 Sandrock Hall, The Ridge, Hastings, TN34 2RB**

Web: [www.pcmestateagents.co.uk](http://www.pcmestateagents.co.uk)  
Tel: 01424 839111

**Offers In Excess Of £200,000**

PCM Estate Agents are delighted to offer this CHAIN FREE TWO BEDROOM MAISONETTE, set in an IDYLIC LOCATION that backs onto St Helens Wood. The property is based on the GROUND & LOWER GROUND FLOOR of this STUNNING PERIOD PROPERTY.

The flat is IN NEED OF SOME MODERNISATION but has spacious accommodation and also benefits from a GARAGE. Other benefits include USE OF THE COMMUNAL GARDENS, EN-SUITE shower room off of the master bedroom and a SMALL COURTYARD.

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

**COMMUNAL ENTRANCE LOBBY**

Private front door to:

**ENTRANCE HALL**

Radiator, entry phone receiver, central heating thermostat, small staircase rising to lounge area and further staircase leading to lower floor bedroom.

**LOUNGE-DINER**

17'6" max x 16'3" max

Feature bay window, wood panelling and part panelled ceiling with inset ceiling spotlights above to side aspect, radiator, picture rail, door to:

**KITCHEN**

11'0" x 6'5"

Window to front aspect, inset one and a half bowl sink, part tiled walls, range of base units comprising cupboards and drawers set beneath working surfaces, matching wall units over, integrated cooker hood over inset four ring stainless steel gas hob, stainless steel single electric oven, plumbing for dishwasher, plumbing for washing machine, under pelmet lighting.

**BATHROOM**

Window to front aspect, tiled walls, panelled bath with mixer spray attachment, pedestal basin, low level wc, heated towel rail/radiator, airing cupboard with hot water cylinder.

**BEDROOM TWO**

10'0" max x 9'5" max

Windows to front and side aspect, coloured glass features, radiator, ceiling rose.

**LOWER FLOOR HALLWAY**

Storage area and inset ceiling spotlights, door to:

**BEDROOM ONE**

15'4" max x 12'0" max

Double glazed windows to side aspect, radiator, built in cupboards, double glazed door opening to courtyard area.

**EN SUITE SHOWER ROOM**

Tiled walls, tiled shower cubicle, pedestal basin, low level wc, heated towel rail/radiator, shaver point, tiled floor, extractor fan.

**COURTYARD GARDEN**

Accessed from main bedroom, paved, enclosed by walls.

**GARAGE**

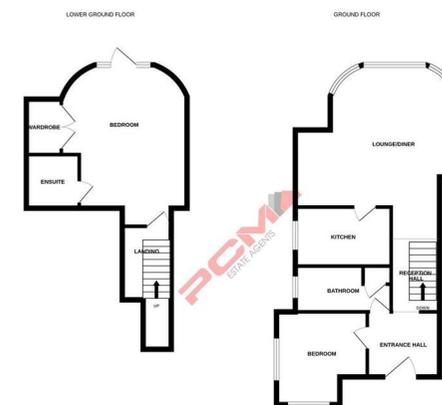
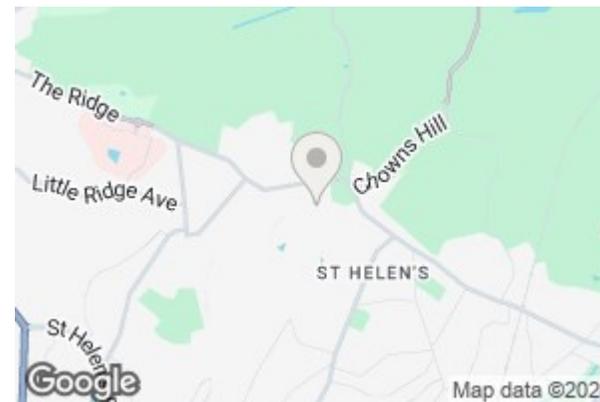
In block to side of the property, double doors to front.

**TENURE**

We have been advised by the vendor of the following:

Lease: a balance of 987 years approximately remaining.

Ground rent & Maintenance: Approximately £1400 per annum



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			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.

Council Tax Band: C