



ESTATE AGENTS

**4 Homedane House, Denmark Place, Hastings, TN34 1PQ**

Web: [www.pcmestateagents.co.uk](http://www.pcmestateagents.co.uk)  
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**Price £85,000**

PCM Estate Agents are delighted to offer for sale an opportunity to secure this superbly presented ONE BEDROOM APARTMENT in this PURPOSE BUILT MANAGED BLOCK, catered to the OVER 60's. Situated in the heart of Hastings town centre opposite the the SEAFRONT AND PROMENADE, within easy reach of comprehensive range of shopping, sporting, recreational facilities and mainline railway station.

The property enjoys benefits including double glazing, electric heating, MODERN KITCHEN and MODERN SHOWER ROOM, in house manager and use of COMMUNAL FACILITIES such as residence lounge and laundry facilities.

Early viewing is considered essential for those seeking a managed apartment in this perfectly convenient location. Call now to book your immediate viewing to avoid disappointment.

#### **COMMUNAL ENTRANCE LOBBY**

Lift and stairs access to first floor, door to;

#### **ENTRANCE HALL**

Entry phone receiver, phone point, airing cupboard with hot water cylinder and immersion heater.

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

17'4" x 10'6" (5.28m x 3.20m)

Double glazed window to rear aspect enjoying views over the communal gardens, electric storage heater, wall light points, phone point,

#### **KITCHEN**

7'4" x 5'4" (2.24m x 1.63m)

Fitted with a matching range of eye and base level cupboards and drawers with solid oak worktops and matching upstands over, freestanding electric cooker incorporated within the sale, inset circular stainless steel sink with mixer tap, space for tall fridge freezer, part tiled walls, wood flooring, coving to ceiling, extractor fan for ventilation, ample storage space.

#### **BEDROOM**

14'0" x 8'7" (4.27m x 2.62m)

Double glazed window to rear aspect, built in wardrobes, wall light point, electric panel heater.

#### **SHOWER ROOM**

Large walk in electric shower with hand rail and seat, concealed cistern dual flush low level wc, vanity enclosed wash hand basin and chrome mixer tap, ladder style heated towel rail, partially aquaborded walls, part tiled walls.

#### **TENURE**

We have been advised by the owner of the following;

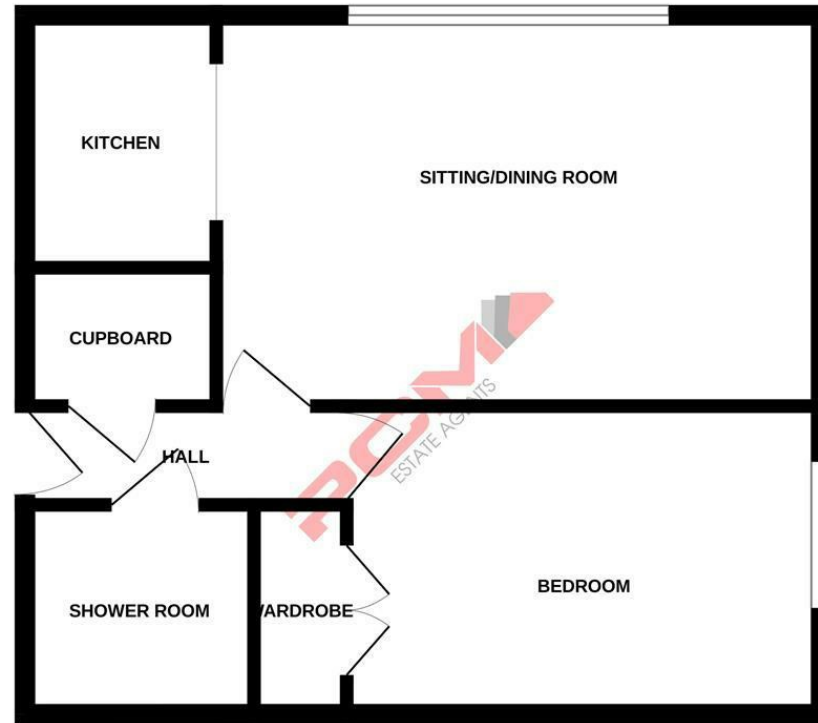
Lease: 59 years approximately

Maintenance: Approximately £4602.83per annum

Ground Rent: Approximately £507.76 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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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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		81	84
	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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>			
	EU Directive 2002/91/EC		