



34 Albany Court, Robertson Terrace, Hastings, TN34 1JH

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Price £115,000

*** CASH BUYERS ONLY ***

PCM Estate Agents are delighted to offer for sale this well-presented ONE BEDROOMED APARTMENT with FANTASTIC SEA VIEWS and PRIVATE TERRACE. Located on the GROUND FLOOR of this highly sought-after PURPOSE BUILT BUILDING on the outskirts of Hastings town centre. Offered to the market CHAIN FREE!

The property enjoys spacious accommodation throughout comprising an entrance hallway, 17ft LIVING ROOM with FANTASTIC SEA VIEWS and access to a PRIVATE TERRACE which is ideal for seating and enjoying the aforementioned views, separate MODERN KITCHEN-BREAKFAST ROOM, ONE DOUBLE BEDROOM, MODERN SHOWER ROOM and a separate wc.

Conveniently located on the outskirts of Hastings town centre, within easy reach of the many amenities that Hastings has to offer, whilst also considered to be within easy reach of Hastings Old Town and central St Leonards.

Viewing comes highly recommended for those seeking a spacious apartment with STUNNING VIEWS in a sought-after location.

COMMUNAL ENTRANCE

With communal hallway and meter cupboard, private front door leading to:

HALLWAY

Wall mounted telephone entry system, two storage cupboards, radiator, telephone point.

LOUNGE

17'10 x 11'9 max (5.44m x 3.58m max)

Spacious, light and airy room enjoying fantastic sea views via two double glazed windows to front aspect, double glazed French doors leading out to the terrace, storage cupboard, radiator and telephone point.

KITCHEN

11'2 x 9'2 max (3.40m x 2.79m max)

Comprising a range of eye and base level units with worksurfaces over, four ring electric hob with extractor above and oven below, breakfast bar, space for fridge freezer, space and plumbing for washing machine, space for tumble

dryer, two storage/ larder cupboards, stainless steel inset sink with mixer tap, double glazed window to rear aspect.

BEDROOM

9'2 x 9'2 (2.79m x 2.79m)

Built in storage cupboards, radiator, double glazed window to rear aspect.

SHOWER ROOM

Modern suite comprising walk in double shower with shower screen, wash hand basin, part tiled walls, extractor fan, airing cupboard.

SEPARATE WC

Dual flush wc, double glazed obscured window to rear aspect.

TENURE

We have been advised of the following by the vendor:

Lease: 35 years remaining

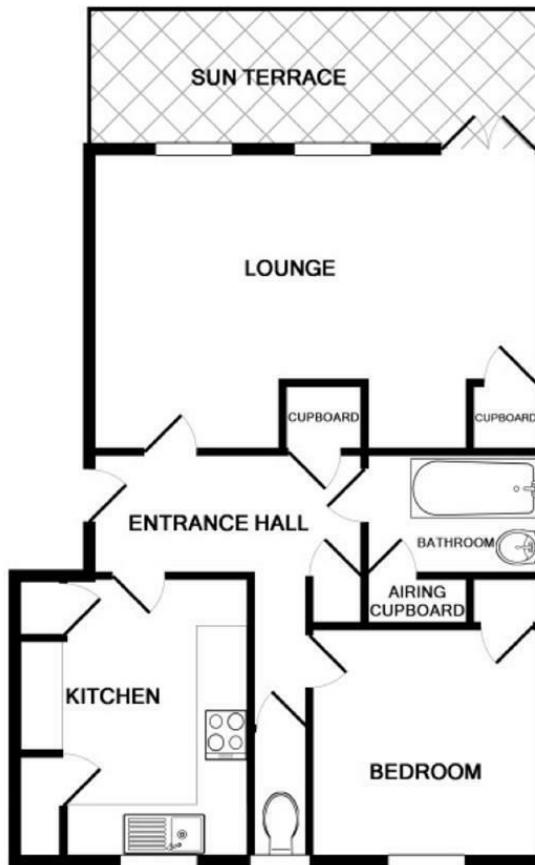
Maintenance: £801.56 per annum approximately.

Ground Rent: £18 per annum approximately.

Pets: Not allowed

Council Tax Band: A





TOTAL APPROX. FLOOR AREA 529 SQ.FT. (49.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	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	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.