



ESTATE AGENTS

Flat 1, 12, St Helens Park Road, Hastings, TN34 2ER

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Price £145,000

PCM Estate Agents present to the market CHAIN FREE this LOWER GROUND FLOOR ONE BEDROOM APARTMENT with PRIVATE ENTRANCE, PRIVATE PARKING and a SHARE OF FREEHOLD.

Accommodation comprises an entrance hall, LOUNGE with FEATURE FIREPLACE, kitchen, ONE DOUBLE BEDROOM, bathroom and a SEPARATE WC. The property also benefits from double glazing and a LENGTHY LEASE.

Located on this incredibly sought-after and in-demand road, close to Alexandra Park, bus routes and local amenities, we consider this to be a great opportunity for an investor to add to their existing portfolio or to buy an investment property.

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

PRIVATE FRONT DOOR

Leading to:

ENTRANCE HALL

8' x 5'9 (2.44m x 1.75m)

Tiled flooring, cupboard housing boiler, further cupboard housing the meters, radiator.

LOUNGE

17'3 into bay x 11'10 (5.26m into bay x 3.61m)

Laminate flooring, feature fireplace with electric fire, storage cupboards, radiator, double glazed bay window to front aspect with stylish shutters, opening to:

KITCHEN

10' x 7'7 max (3.05m x 2.31m max)

Fitted with a range of black stylish cupboards, electric cooker with four ring gas hob, space and plumbing for washing machine, space fridge freezer, part tiled walls, tiled flooring, spotlights.

SEPARATE WC

5'1 x 2'6 (1.55m x 0.76m)

Tiled surround, wc, wash hand basin, radiator, extractor, frosted window to side aspect.

BEDROOM

11'2 x 11'2 (3.40m x 3.40m)

Radiator, double glazed window to side aspect, leading to:

BATHROOM

Bath with shower attachment, sink with vanity unit beneath, tiled walls and flooring, radiator and extractor fan.

PRIVATE PARKING

One allocated parking space.

TENURE

We have been advised of the following by the vendor:

20% Share of Freehold - transferrable with the sale.

Lease: Approximately 980 years.

Service Charge: As & When required, 20% of any costs.

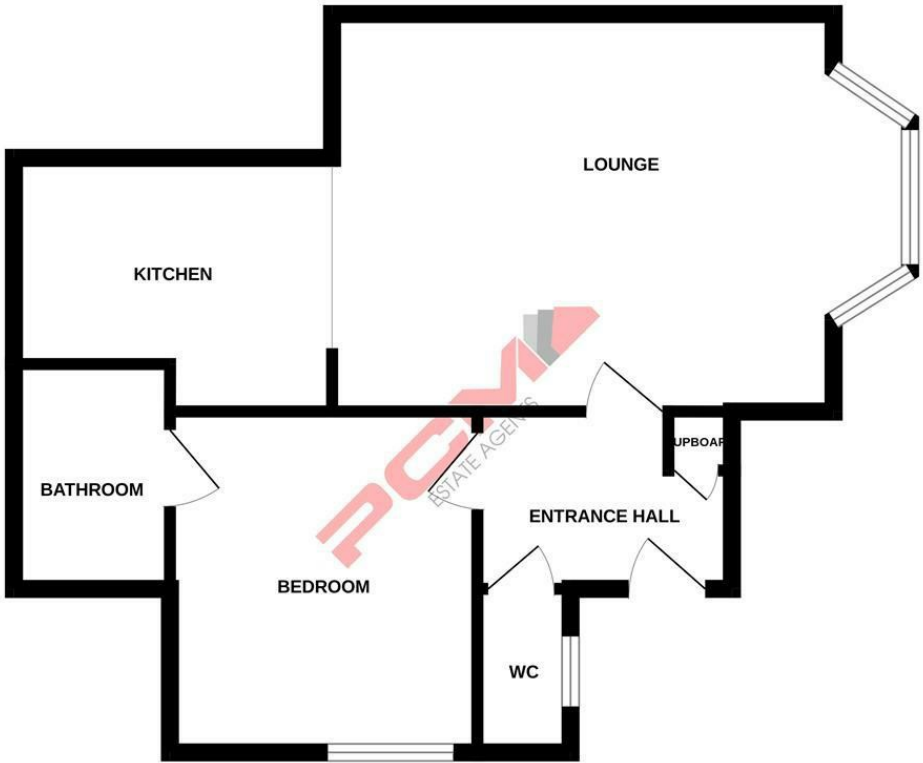
Pets: Allowed

Air BnB: Allowed

Letting: Allowed



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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