



Flat 1, 64B, High Street, Hastings, TN34 3EW

Web: www.pcmestateagents.co.uk
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Price £235,000

PCM Estate Agents are delighted to offer for sale this TWO BEDROOM APARTMENT WITH PRIVATE COURTYARD GARDEN AND A SHARE OF FREEHOLD nestled in the HEART OF HASTINGS HISTORIC OLD TOWN, within walking distance to the seafront and the many boutique shops, bars and restaurants the Old Town has to offer.

The property enjoys SPACIOUS ACCOMMODATION throughout and occupies the FIRST FLOOR of this period building with relatively level access from the rear via Swan Avenue. The accommodation comprises a 19FT LOUNGE/DINER with high ceilings, separate kitchen, TWO BEDROOMS and a bathroom. The property also benefits from gas fired central heating.

To the rear of the property is A PRIVATE AND SECLUDED COURTYARD STYLE GARDEN ideal for seating and entertaining with a gate that provides the aforementioned rear access.

This beautiful apartment is offered to the market CHAIN FREE, please call now to arrange your viewing.

COMMUNAL FRONT DOOR

Opening to:

COMMUNAL ENTRANCE HALL

Stairs rising to first floor. Private front door opening to:

LOUNGE/DINER

19'5 max x 11'11 (5.92m max x 3.63m)

Spacious light and airy room with high ceilings, two windows to front aspect, feature fire surround, gas connection (currently an electric fire in place), radiator.

INNER HALLWAY

Leading to:

KITCHEN

11'11 max x 9'4 (3.63m max x 2.84m)

Comprising a range of eye and base level units with work surfaces over, four ring gas hob, extractor above and oven below, space for fridge/freezer, space and plumbing for washing machine, stainless steel inset sink with mixer tap, radiator, window to side aspect, door to side aspect leading to the garden.

BEDROOM ONE

11'9 x 10'2 max (3.58m x 3.10m max)

Window to rear aspect, radiator.

BEDROOM TWO

7'9 x 5'9 (2.36m x 1.75m)

Window to rear aspect, radiator.

BATHROOM

Panelled bath with shower attachment, dual flush wc, wash hand basin, radiator, obscured window to side aspect, part tiled walls, wall mounted gas fired boiler.

COURTYARD GARDEN

The property enjoys a private courtyard style garden ideal for seating and entertaining, gate providing predominately level rear access via Swan Avenue.

TENURE

We have been advised by the vendor of the following -

25% Share Of Freehold - transferrable with the sale.

Lease - Remainder of a 999 year lease with approximately 951 years left.

Service Charges - £70 per month including building insurance.



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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