



ESTATE AGENTS

Ground Floor Flat 62, Milward Road, Hastings, TN34 3RR

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Tel: 01424 839111

Offers In Excess Of £190,000

PCM Estate Agents are delighted to present to the market an opportunity to secure this VERSATILE AND SPACIOUS ONE BEDROOMED, TWO RECEPTION ROOM CONVERTED FLAT located in the sought-after West Hill region of Hastings.

The property offers superbly appointed accommodation comprising an entrance hall, living room, DINING ROOM, KITCHEN with DOUBLE BEDROOM and bathroom. Accommodation is versatile and the living room could be easily adapted to a second bedroom with the dining room area being utilised as a living room with access onto the COURTYARD GARDEN. The property benefits from gas fired central heating, double glazing and a SHARE OF FREEHOLD.

Located in the sought-after West Hill region of Hastings, just a short walk from the town centre and the OPEN SPACES and PICTURESQUE VIEWS of the West Hill itself. This property must be viewed to fully appreciate the position and space on offer. Please call the owners agents now on 01424 839111 to book your immediate viewing to avoid disappointment.

COMMUNAL FRONT DOOR

Leading to;

COMMUNAL ENTRANCE HALL

Private front door leading to;

HALLWAY

Wall mounted entry phone system, door to;

LIVING ROOM

15'6" max x 13'9"

Exposed brick chimney breast, tiled hearth, telephone point, television point, radiator, double glazed bay window to front aspect.

DINING ROOM

14'6" x 10'0"

Down lights, column style radiator, under stairs storage cupboard, partially open plan to kitchen, double glazed opaque glass French doors to courtyard style garden.

KITCHEN

10'3" x 7'0"

Modern kitchen fitted with a range of eye and base level cupboards and drawers with work surfaces over, four ring gas hob with fitted cooker hood over and oven below, space for tall fridge freezer, space and plumbing for washing machine, stainless steel sink with mixer tap, tiled walls, wood effect laminate flooring, down lights, double glazed window to side aspect.

BEDROOM ONE

13'1" max x 12'2" max

Exposed brick chimney breast, radiator, double glazed window to rear aspect overlooking the courtyard garden.

BATHROOM

Panelled bath with mixer tap and shower attachment, glass shower screen, pedestal wash hand basin with mixer tap, low level wc, chrome ladder style heated towel rail, wood effect laminate flooring, double glazed obscured glass window to side aspect.

COURTYARD STYLE REAR GARDEN

Decked patio area, ample space for table and chairs for entertaining or simply enjoying, outside water tap.

TENURE

We have been advised by the vendor of the following;

Share of Freehold - 50% transferable with the sale of the property.

Lease: 121 Years

Maintenance: As & When split 50/50 with other property in building.

Insurance: £200 p/annum approximately for 50% share.

Owner occupier only can not be rented out

Council Tax Band:



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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