



ESTATE AGENTS

Top Floor Flat 186, Hughenden Road, Hastings, TN34 3TA

Web: www.pcmestateagents.co.uk
Tel: 01424 839111

Price £180,000

PCM Estate Agents welcome to the market this CHAIN FREE, TWO DOUBLE BEDROOM MAISONETTE with a SHARE OF FREEHOLD, conveniently located in a sought-after region of Hastings, just moments from Ore railway station with convenient links to London.

The property benefits from its own PRIVATE ENTRANCE providing a welcoming entrance hall with stairs rising to the accommodation on the first floor. There is a BAY FRONTED LIVING ROOM, MODERN KITCHEN, TWO DOUBLE BEDROOMS and a MODERN SHOWER ROOM. The property also has the benefit of gas central heating and double glazing.

The property is in good condition and offers well-presented and well-proportioned accommodation throughout, with a PLEASANT OUTLOOK from the rear across the town.

Viewing is essential for anyone seeking a DOUBLE FRONTED TWO BEDROOM FLAT in a convenient location, please call the owners agents now to book your appointment.

PRIVATE DOUBLE GLAZED FRONT DOOR

Opening to:

ENTRANCE HALL

Stairs rising to the first floor landing, double glazed window to front aspect, radiator.

LOUNGE-DINING ROOM

15' into bay x 12'4 (4.57m into bay x 3.76m)

High ceiling with cornicing and ceiling rose, fireplace, dado rail, column style radiator, television point, double glazed bay window to front aspect.

KITCHEN

13' x 9'6 (3.96m x 2.90m)

Fitted with a matching range of eye and base level cupboards and drawers with worksurfaces over, range style gas cooker incorporated within the sale, space for tall fridge freezer, space and plumbing for washing machine, inset one & ½ bowl drainer-sink with mixer tap, part tiled walls, vinyl flooring, radiator, high ceiling, wall mounted cupboard concealed boiler, double glazed window to rear aspect having lovely townscape views.

BEDROOM

15'2 onto bay x 9'8 (4.62m onto bay x 2.95m)

Fireplace, built in wardrobes, column style radiator, double glazed bay window to front aspect.

BEDROOM

12'8 x 10'5 (3.86m x 3.18m)

Radiator, built in cupboard, recessed shelving, double glazed window to rear aspect having lovely townscape views.

SHOWER ROOM

Lovely walk-in shower with rain style shower head and hand-held shower attachment, vanity enclosed wash hand basin, low level wc, column style radiator/ heated towel rail, partially wood panelled & aquaborded walls, tile effect vinyl flooring, two double glazed windows with obscured glass to rear aspect.

TENURE

We have been advised of the following from the vendor:

Share of Freehold - transferrable with the sale.

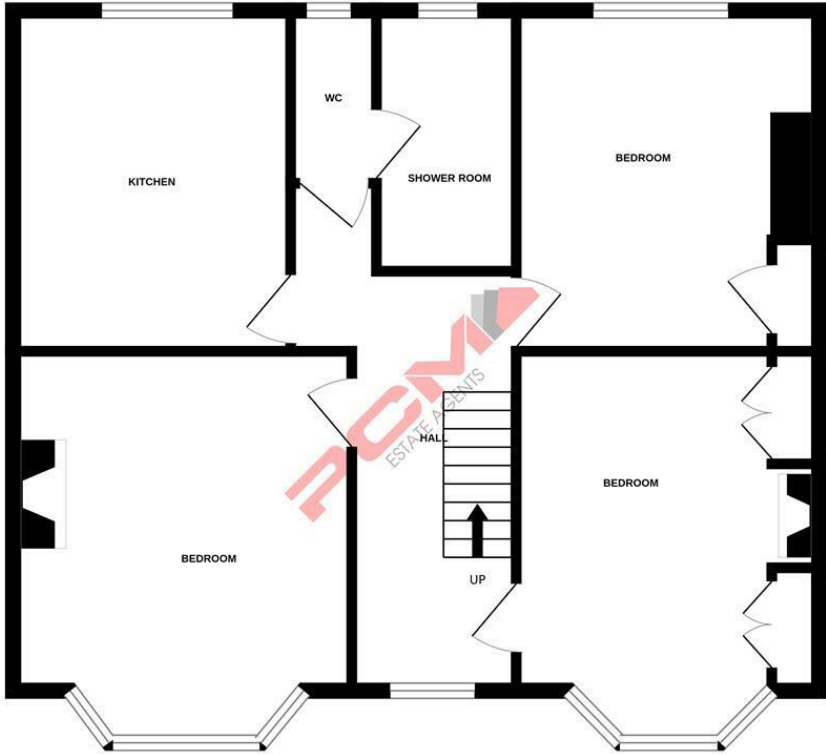
Lease: Approximately 123 years remaining.

Service Charge: Approximately £1500 per annum.

Council Tax Band: A



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 misstatement. 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.
Made with Metropix G2024

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.

