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**Flat C Highgate Woodlands, 17, Baldslow  
Road, Hastings, TN34 2EZ**

**Guide Price £265,000**

\*\* GUIDE PRICE £265,000 - £275,000\*\*

PCM Estate Agents are delighted to present to the market an opportunity to secure this exceptionally well-presented and well-proportioned TWO DOUBLE BEDROOMED APARTMENT with SHARE OF FREEHOLD, located on this incredibly sought-after and highly IN-DEMAND ROAD within Hastings, close to bus routes but within easy walking distance of Alexandra Park.

The building is SET BEHIND GATES and the property has the benefit of the FRONT GARDEN, GARAGE and ALLOCATED PARKING SPACE. This apartment offers exceptionally well-presented accommodation on the FIRST FLOOR of this OLDER STYLE BUILDING comprising an entrance hall with ample storage space, BAY FRONTED LOUNGE-DINING ROOM with PLEASANT VIEWS extending off the back to the Alexandra Park, MODERN KITCHEN & BATHROOM, TWO DOUBLE BEDROOMS and ample built in storage.

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

#### **COMMUNAL FRONT DOOR**

Leading to;

#### **COMMUNAL ENTRANCE HALL**

Stairs rising to the first floor, private front door leading to;

#### **ENTRANCE HALL**

Spacious with built in storage, cupboards with shelving, further wooden door partially glazed and opening to;

#### **HALLWAY**

High ceiling, storage radiator, wall mounted entry phone system, door to;

#### **LOUNGE-DINING ROOM**

21'2 max x 16'7 into bay narrowing to 13'9 (6.45m max x 5.05m into bay narrowing to 4.19m)

Light and airy room with high ceilings, cornicing in areas, television point, double glazed sash windows to rear aspect one of which being a bay and allowing for a lovely and pleasant outlook extending off the back of the property and into Alexandra Park, door to;

#### **KITCHEN**

11'5 max x 7'7 max (3.48m max x 2.31m max )

Modern and fitted with a matching range of eye and base level cupboards and drawers with complimentary work surfaces over, tiled splashback, four ring electric hob with extractor over and Siemens electric fan assisted oven below, inset drainer-sink unit with

mixer tap, space and plumbing for washing machine, dishwasher and tall fridge freezer, tile effect vinyl flooring, double glazed window to side aspect, door to;

#### **INNER HALL**

Overhead storage and water tank in addition to an airing cupboard housing immersion heater and with slatted shelves, door to bathroom

#### **BEDROOM ONE**

16'5 into bay x 14'1 (5.00m into bay x 4.29m)

Part cornicing, high ceilings, built in wardrobe, double glazed sash window to rear aspect allowing for lovely views off the back of the property, extending over the gardens and to Alexandra Park.

#### **BEDROOM TWO**

14'3 x 11' (4.34m x 3.35m)

Built in double wardrobe, high ceilings, telephone point, double glazed sash window to side aspect.

#### **BATHROOM**

Modern suite comprising a panelled bath with mixer tap, electric shower over bath and glass shower screen, dual flush low level wc, vanity enclosed wash hand basin with mixer tap and ample storage beside and underneath, ladder style heated towel rail, tiled walls, shaver point, wall mounted mirror, double glazed opaque glass window to front aspect.

#### **GARAGE**

Up and over door.

#### **OUTSIDE**

One allocated parking space.

#### **GARDEN**

Landscaped and arranged with established planted borders, flowering shrubs and plants, small trees, patio providing ample space for table and chairs to sit out and enjoy.

Section of front outside space to the right hand side of the gate with Sweet Chestnut tree .

#### **TENURE**

We have been advised of the following by our vendor:

25% Share of freehold

Lease: Vendor is currently in the process of extending the lease to 999 years

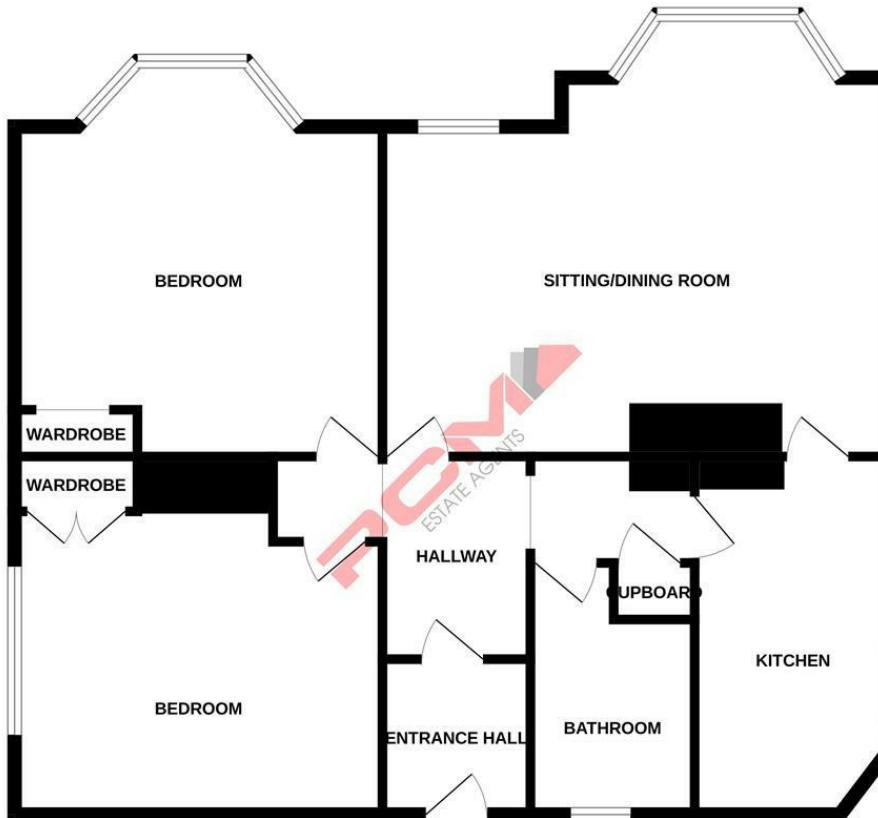
Maintenance: £1100 per annum approximately

Ground Rent: £0

Building Insurance: £550 per annum, paid in October.

Council Tax Band: B





TOTAL FLOOR AREA: 1057 sq.ft. (98.2 sq.m.) approx.

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 operation 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			
EU Directive 2002/91/EC		81	52
England & Wales			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
EU Directive 2002/91/EC			
England & Wales			

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.