PCM
ESTATE AGENTS

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Price £180,000

PCM Estate Agents are delighted to present to the market this well-presented TWO BEDROOM plus OCCASIONAL ROOM MAISONETTE offering SPACIOUS ACCOMMODATION arranged over TWO FLOORS.

Accommodation comprises an entrance hall, BRIGHT AND INVITING LOUNGE, TWO BEDROOMS with the master benefitting from an EN-SUITE SHOWER ROOM, lower floor hall, DINING ROOM, well-appointed kitchen, BEDROOM/STUDY and an additional SHOWER ROOM. The property provides flexible living space, ideal for families or those working from home.

The property is tastefully decorated throughout and is situated in a highly convenient location, within easy reach of local bus routes, providing access to Hastings town centre and its comprehensive range of shopping, sporting and recreational facilities, as well as the seafront and promenade.

Early viewing comes highly recommended, please call the owners agents now to arrange your viewing and avoid disappointment.

STEPS UP TO
Private front door opening to:

ENTRANCE HALL
Space for coat and shoe store, stairs descending to the lower floor accommodation, door to:

LOUNGE
16' max x 16' max (4.88m max x 4.88m max)
Wood effect laminate flooring, LED inset ceiling spotlights, two radiators, electric consumer units, two frosted double glazed windows to front aspect, step up to a door providing access to:

BEDROOM
11'9 x 11'6 (3.58m x 3.51m)
Built in cupboard housing the wall mounted boiler and hot water Megaflo system and shelving for storage, radiator, two frosted double glazed windows to side aspect, further door opening to:

EN-SUITE SHOWER ROOM
Separate shower cubicle, low level dual flush wc, wash hand basin with mixer tap and storage beneath, chrome heated towel rail, LED inset ceiling spotlights, part tiled walls, tiled flooring, frosted double glazed window to side aspect.

BEDROOM
13'1 max x 10'5 max (3.99m max x 3.18m max)
Wood effect laminate flooring, radiator, two double glazed frosted windows to side aspect.

LOWER GROUND FLOOR
Opening to:

DINING AREA
11'8 x 11'7 (3.56m x 3.53m)
Radiator, wood effect laminate flooring, under stairs storage cupboard, frosted double glazed window to front aspect, door to study, opening to kitchen and further door opening to:

SHOWER ROOM
Newly fitted and comprising a walk-in shower cubicle, wash hand basin with mixer tap and storage beneath, low level dual flush wc, chrome heated style towel rail, part tiled walls, tiled flooring, extractor fan.

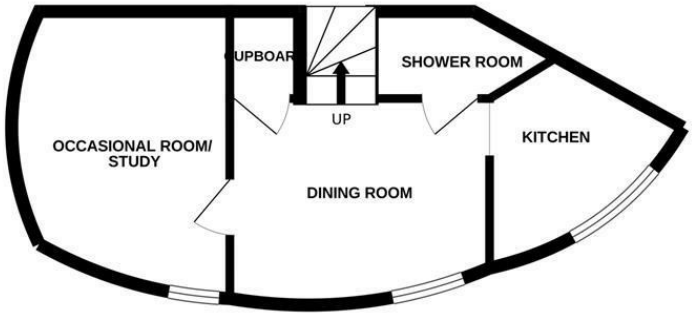
STUDY/ OCCASIONAL ROOM
13'1 max x 10'1 max (3.99m max x 3.07m max)
Wood effect laminate flooring, radiator, frosted double glazed window to front aspect.

KITCHEN
11'7 max x 7'6 max (3.53m max x 2.29m max)
Fitted with a range of eye and base level units, two sections of countertop space, four ring gas hob with extractor above and electric oven beneath, space and plumbing for washing machine, space for tumble dryer, space for tall fridge freezer, stainless steel inset sink with mixer tap, LED inset ceiling spotlights, wood effect laminate flooring, part tiled walls, frosted double glazed window to side aspect.

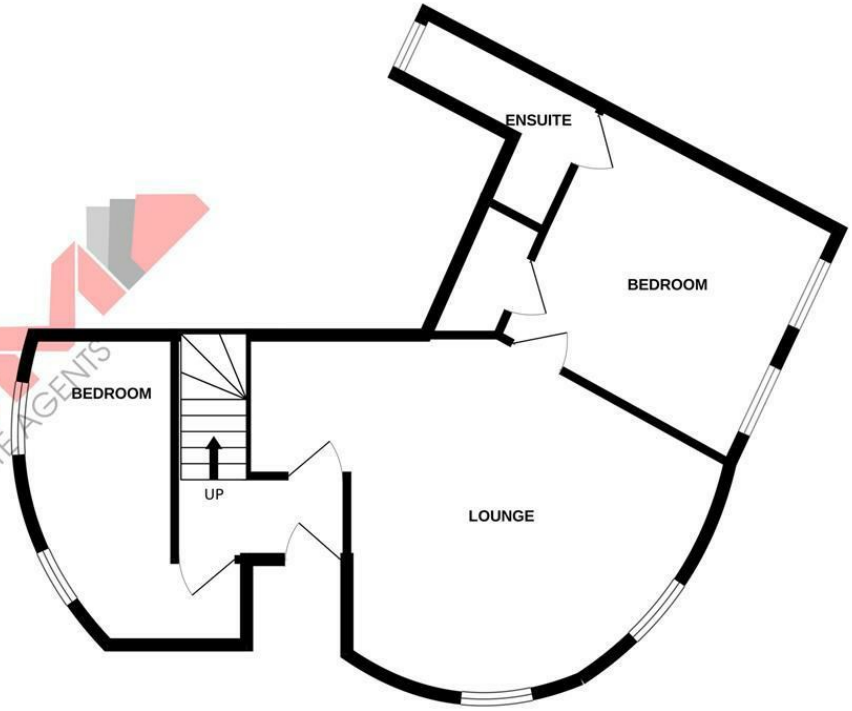
TENURE
We have been advised of the following by the vendor:
Lease: Approximately 117 years remaining.
Service Charge: As & When required, 2025-26 was £921.30.
Ground Rent: Approximately £250 per annum.
Letting: Allowed
Pets: Allowed

Council Tax Band: A

BASEMENT



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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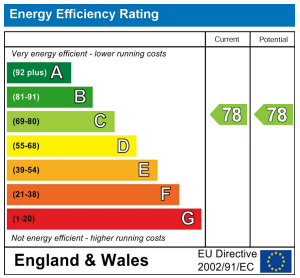

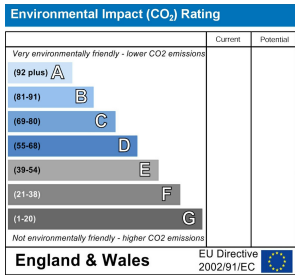

PCM endeavour to maintain accurate depictions of properties in Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection. PCM have not tested any services, appliances, equipment or facilities, and nothing in these details should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise.