



ESTATE AGENTS

**Ground & Lower Ground Floor, 12, Earl  
Street, Hastings, TN34 1SG**

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Tel: 01424 839111

**Price £170,000**



PCM Estate Agents are delighted to present to the market an opportunity to secure this TWO DOUBLE BEDROOM, GROUND & LOWER GROUND FLOOR MAISONETTE with PRIVATE GARDEN, PRIVATE ENTRANCE and a SHARE OF FREEHOLD. Offered to the market CHAIN FREE!

Offering well-proportioned accommodation arranged over two floors comprising entrance hall, living room, kitchen with access to the private garden, bathroom, upstairs landing and TWO DOUBLE BEDROOMS. The property has double glazed windows, gas central heating and a PRIVATE REAR GARDEN. The property is offered to the market with a SHARE OF FREEHOLD, a new 125 YEAR LEASE and is considered an ideal opportunity for those looking for a HOME TO IMPROVE.

Located within reach of Hastings town centre with its comprehensive range of shopping, sporting, recreational facilities, mainline railway station, seafront and promenade.

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

#### **STEPS DOWN FROM STREET LEVEL**

Leading to a lower courtyard with private double glazed pattern glass door to;

#### **ENTRANCE HALL**

Stairs rising to upper floor accommodation, radiator, telephone point, wall mounted thermostat control, door to;

#### **LIVING ROOM**

13'5 max x 11'1 (4.09m max x 3.38m)

Radiator, television point, built in storage cupboards, double glazed window to front aspect. Open plan to;

#### **KITCHEN**

10'11 x 9'11 (3.33m x 3.02m)

Comprising a range of eye and base level units with worksurfaces over, stainless steel inset sink with mixer tap, radiator, double glazed window and door to rear aspect leading out to the garden.

#### **BATHROOM**

Panelled bath with Victorian style mixer tap and shower attachment, pedestal wash hand basin, low level wc, radiator, part tiled walls, double glazed obscured window to rear aspect.

#### **FIRST FLOOR LANDING**

Window to rear aspect, doors to:

#### **BEDROOM**

13'7 max x 12'3 max (4.14m max x 3.73m max )

Bay window to front aspect, built in storage cupboard, radiator.

#### **BEDROOM**

10'9 x 9'11 (3.28m x 3.02m)

Built in storage cupboard, radiator, window to rear aspect.

#### **PRIVATE REAR GARDEN**

Laid to lawn with patio area.

#### **TENURE**

We have been advised by the owner of the following;

50% Share of Freehold - transferrable with the sale.

New 125 year lease.

Maintenance: As & When

Ground Rent: £0

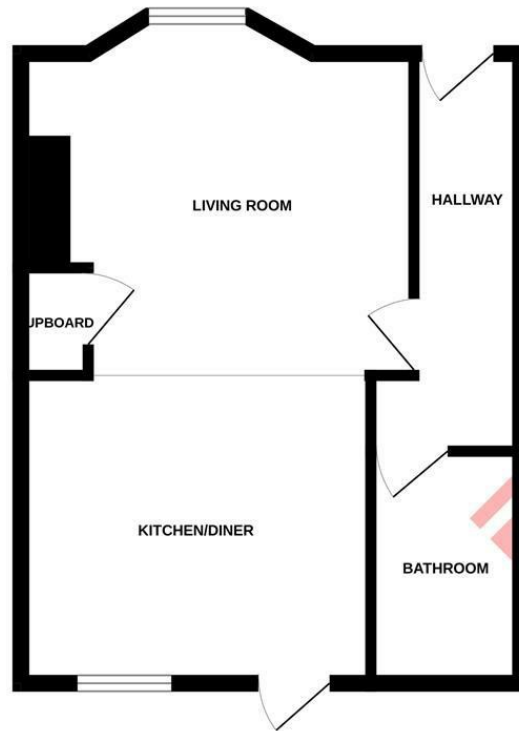
Letting: Yes

Air BnB: Yes

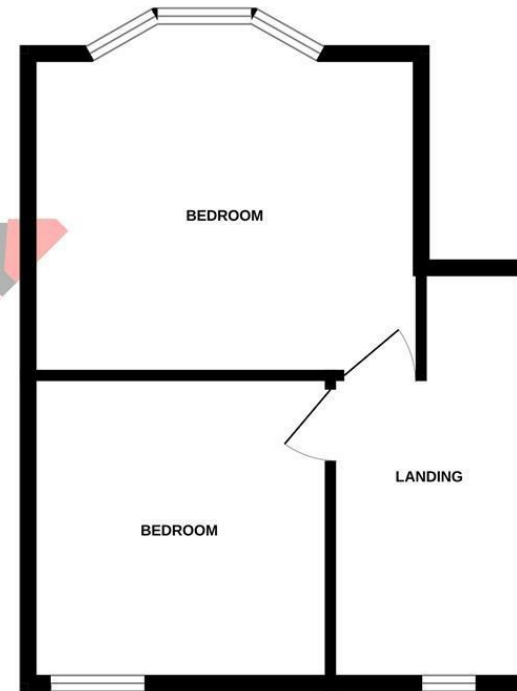
Pets: Yes



LOWER GROUND FLOOR



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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