



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

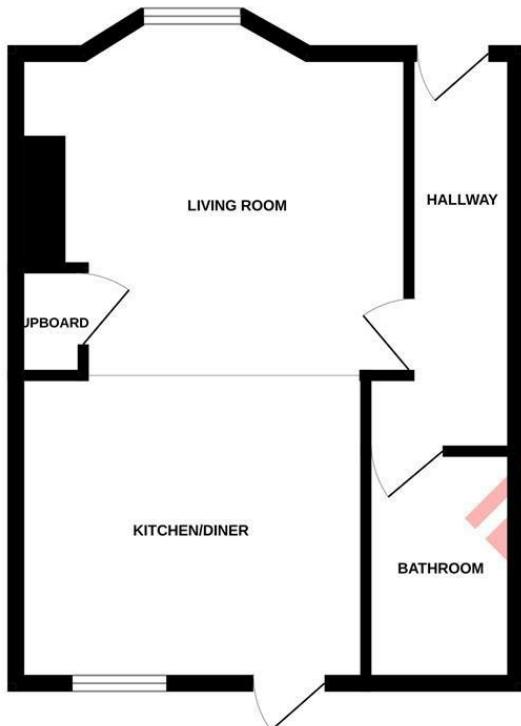
Air BnB: Yes

Pets: Yes

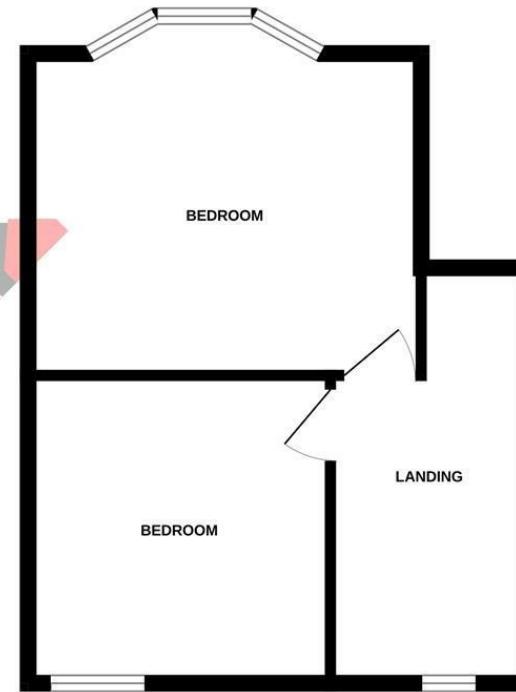
Council Tax Band: A



LOWER GROUND FLOOR



GROUND FLOOR



PCM
ESTATE AGENTS

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A	73	80
(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			
England & Wales			

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