



ESTATE AGENTS

**10 Queens Apartments, Robertson  
Terrace, Hastings, TN34 1JN**

Web: [www.pcmestateagents.co.uk](http://www.pcmestateagents.co.uk)  
Tel: 01424 839111

**Guide Price £100,000**

PCM Estate Agents offer to the market this well-proportioned ONE BEDROOM APARTMENT located on the SECOND FLOOR of this ICONIC BUILDING on the outskirts of Hastings town centre, opposite Hastings seafront and offered to the market CHAIN FREE.

The spacious accommodation comprises an entrance hallway, 22ft OPEN PLAN KOUNGE-KITCHEN, ONE BEDROOM and a bathroom.

Located on Hastings seafront close to Hastings town centre, within walking distance of Hastings mainline railway station and the Old Town. The property is considered ideal for those looking for a quality apartment on the seafront.

Please call now to arrange your immediate viewing to avoid disappointment.

### **COMMUNAL ENTRANCE HALL**

Stair or lift access to the second floor, private front door leading to:

### **ENTRANCE HALL**

Radiator, wall mounted thermostat, entry phone system, cupboard housing the electric meter, opening to:

### **LOUNGE-KITCHEN**

22'3 x 11'1 (6.78m x 3.38m)

Spacious and open plan with double glazed window to rear aspect, radiator. Fitted with a range of eye and base level units, worksurfaces, stainless steel sink with mixer tap, space and plumbing for washing machine, space for oven, space for under counter fridge or freezer.

### **BEDROOM**

13'7 x 9'1 (4.14m x 2.77m)

Radiator, telephone point, double glazed window to side aspect.

### **BATHROOM**

Panelled bath with mixer tap and shower attachment over, wc, wash hand basin, extractor above, part tiled walls, double glazed frosted window to side aspect.

### **TENURE**

We have been advised of the following by the vendor:

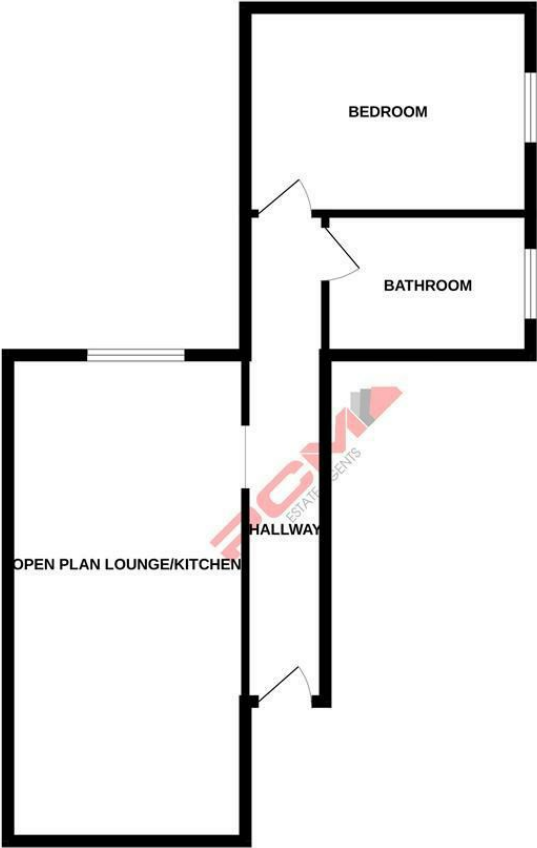
Lease Term: Dated 1st January 2003 and for the duration of 150 years, approximately 128 years remaining.  
Service Charge: £1,354.43 per annum  
Ground Rent: Believed to be £250 per annum – please confirm via legal representative.  
Pets: Not permitted  
Holiday Let/ Air BnB: Not permitted

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 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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