



ESTATE AGENTS

**Flat 8 Avebury House, St. Helens Park
Road, Hastings, TN34 2EX**

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Guide Price £200,000

**** GUIDE PRICE £200,000 TO £215,000 ****

PCM Estate Agents are delighted to present to the market an opportunity to secure this TWO BEDROOM TOP FLOOR APARTMENT situated within easy reach of Hastings town centre and enjoying views out toward the picturesque Alexandra Park.

Accommodation comprises a LOUNGE-DINER, kitchen, TWO BEDROOMS, SHOWER ROOM and a GARAGE located in a nearby block. The property also has the benefit of a LENGTHY LEASE.

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

COMMUNAL FRONT DOOR

With entry phone system, stairs and lift rising to the top floor, private front door to:

ENTRANCE HALL

Built in storage cupboard, entry phone system, loft hatch with private loft space, door to:

LOUNGE-DINER

20'8 x 11'9 (6.30m x 3.58m)

Electric feature fire, radiator, serving hatch to kitchen, double glazed window to front aspect providing a pleasant outlook toward Alexnadra Park.

KITCHEN

12'3 max narrowing to 9'6 x 11'5 (3.73m max narrowing to 2.90m x 3.48m)

Comprising a range of eye and base level units, freestanding electric cooker with extractor above, space and plumbing for washing machine, space for tall fridge freezer, serving hatch through to lounge, storage cupboard/ pantry with shelving, radiator, double glazed window to front aspect providing views to Alexandra Park.

BEDROOM

12'8 x 10'9 (3.86m x 3.28m)

Radiator, double glazed window to rear aspect.

BEDROOM

10'9 x 10'8 (3.28m x 3.25m)

Radiator, double glazed window to rear aspect.

SHOWER ROOM

Shower with waterfall style shower head, low level dual flush wc, wash hand basin with mixer tap, chrome heated towel rail, tiled walls, built in cupboard housing the wall mounted gas boiler.

GARAGE

Located in a block with up and over door.

TENURE

We have been advised of the following by the vendor:

Lease: Approximately 950 years remaining.

Service Charge: TBC

Ground Rent: TBC

Council Tax Band: B





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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