



**HOME + CASTLE**  
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## Mount Pleasant Road, Hastings, TN34

| Flat | 2 Bedrooms

A bright and spacious two double bedroom ground floor apartment. Newly renovated to a high standard, with private entrance and high ceilings this exceptionally spacious apartment offers two double bedrooms, contemporary kitchen diner, modern bathroom with separate WC, double glazed windows and gas fired central heating. Ore train station is ideally located within close proximity as well as Hastings Town Centre and Alexandra Park.

**TO LET**  
**£1,100 PER**  
**CALENDAR**  
**MONTH**

### **Entrance**

External steps lead up to the private entrance door, which is double glazed uPVC. The hallway has a storage cupboard, carpet, lighting and powerpoints.

### **Living room 15'0" x 13'7" (4.59 x 4.15)**

Feature fireplace, double glazed bay window facing front aspect and high ceilings. New carpet, powerpoints, radiator and ceiling light.

### **Bedroom two 12'1" x 11'6" (3.70 x 3.52)**

Double glazed window facing the rear garden, ornate cast iron fireplace, new carpet, ceiling light, radiator and powerpoints.

### **Separate WC**

Toilet, double glazed window with obscured glass, ceiling light and vinyl flooring.

### **Bathroom 7'7" x 5'11" (2.33 x 1.81)**

A contemporary white suite comprising of vanity unit with basin and storage beneath, bath with mixer tap and shower riser. Vinyl flooring, ceiling light and double glazed window with obscured glass.

### **Kitchen 12'5" x 11'8" (3.79 x 3.57)**

A well proportioned room with space for dining table and chairs by the double glazed window. There's a range of contemporary wall and floor units finished with complementary worktop. Stainless steel sink with mixer tap and drainer. Integrated oven, ceramic hob and extractor over. Space and plumbing for washing machine. Vinyl flooring, powerpoints and ceiling light.

### **Bedroom one 14'11" x 12'10" (4.56 x 3.93)**

Double glazed window facing front aspect, new carpet, electric heater, ceiling light and powerpoints.

### **Shared garden**

The apartment comes access to a shared garden which has been recently landscaped and accessed via a shared undercroft.

### **Additional information**

EPC Rating: C

Council Tax Band: A

All dimensions supplied are approximate and to be used for guidance purposes only. They do not form part of any contract. No systems or appliances have been tested. Kitchen appliances shown on the floor plan are for illustration purposes only and are only included if integrated, built-in, or specifically stated.

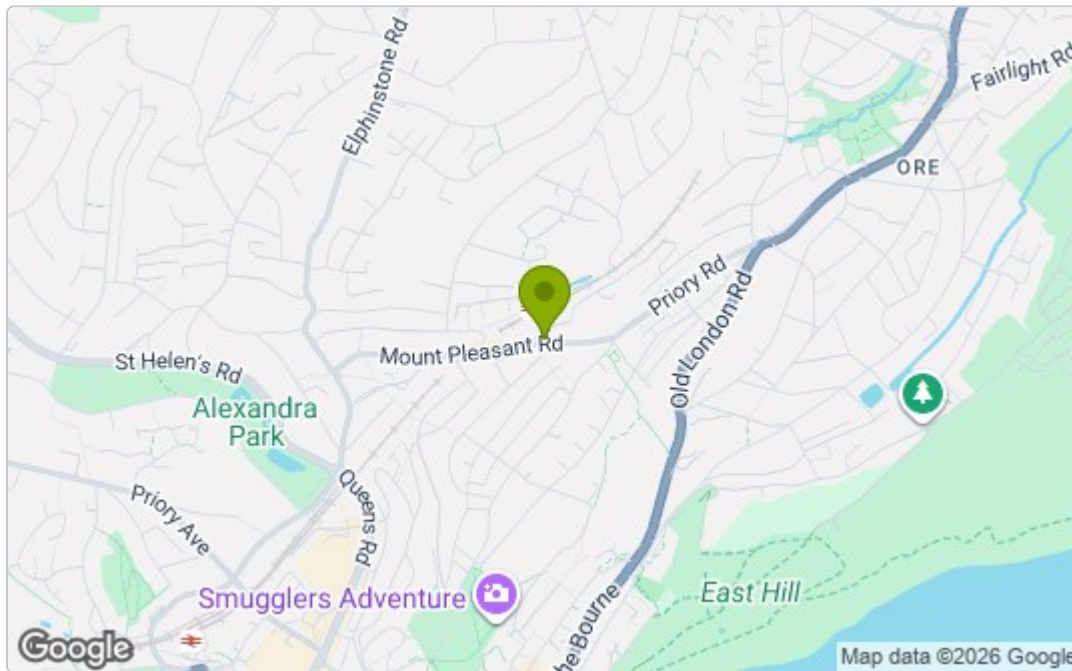
# Floor Plan



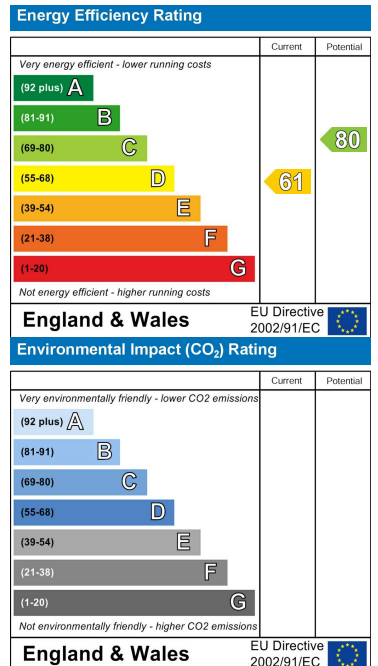
GROSS INTERNAL AREA  
 TOTAL: 81 m<sup>2</sup>/877 sq.ft  
 FLOOR 1: 81 m<sup>2</sup>/877 sq.ft  
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

FLOOR 1

# Area Map



# Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.