



Garden Flat, 38 Pevensey Road, St. Leonards-On-Sea, TN38 0LS

A DECEPTIVE DOUBLE BEDROOM GARDEN FLAT, SET BACK FROM PEVENSEY ROAD ENJOYING ITS OWN PRIVATE ENTRANCE & A 100ft PRIVATE PATIO & LAWNED REAR GARDEN AS WELL AS TWO SEPARATE ALLOCATED PARKING AREAS AND A DETACHED GARAGE/WORKSHOP. THERE ARE ALSO 983 YEARS REMAINING ON THE LEASE, A 25% SHARE OF THE FREEHOLD AND THE PROPERTY IS TO BE SOLD CHAIN FREE.

The flat forms part of this attractive Victorian property with a long driveway approach from Pevensey Road and within close proximity to the beautiful St Leonards Gardens which lead down to St Leonards seafont and the beach. Warrior Square mainline railway station, Norman Road and Kings Road are within immediate walking distance with its various shops, bars, restaurants and Kino-Teatr.

The accommodation is arranged over the entire lower ground floor to include a reception/dining hall, a 17'0 x 16'0 living room with feature fireplace, a fitted kitchen with separate utility room/store and a 16'0 x 14'8 max bay fronted bedroom with fitted wardrobes as well as a 10'6 x 5'5 study/occasional guest bedroom which also has fitted wardrobes. In addition, there is a contemporary wet room, a separate cloakroom/w.c and there are also outside storage areas. The private gardens are a particular feature of the property and further benefits include gas fired central heating, refurbished sash windows and we understand that pets are permitted. The service charge is £60 pcm and includes a Share of the Freehold. Viewing is strictly by appointment with Sole agent, Charles & Co.

Price £295,000

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- Deceptive St Leonards Garden Flat
- Tucked away with 100ft Rear Garden
- Parking for up to 3 Vehicles
- Close to St Leonards Gardens
- Warrior Square Station & Beach
- 17'0 x 16'0 Living Room
- Kitchen with Separate Utility Room
- Private Garage/Workshop
- Private Entrance Door
- To Be Sold CHAIN FREE

Private Entrance Door

Reception/Dining Hall

19'5 x 6'6 (5.92m x 1.98m)

Separate W.C

Living Room

17'0 x 16'0 (5.18m x 4.88m)

Kitchen

10'11 x 6'10 (3.33m x 2.08m)

Utility/Store Room

15'3 x 5'10 max (4.65m x 1.78m max)

Bedroom One

16'0 x 14'8 into bay (4.88m x 4.47m into bay)

Study/Guest Room

10'6 x 5'6 (3.20m x 1.68m)

Wet Room

9'6 x 4'7 max (2.90m x 1.40m max)

Outside

Driveway

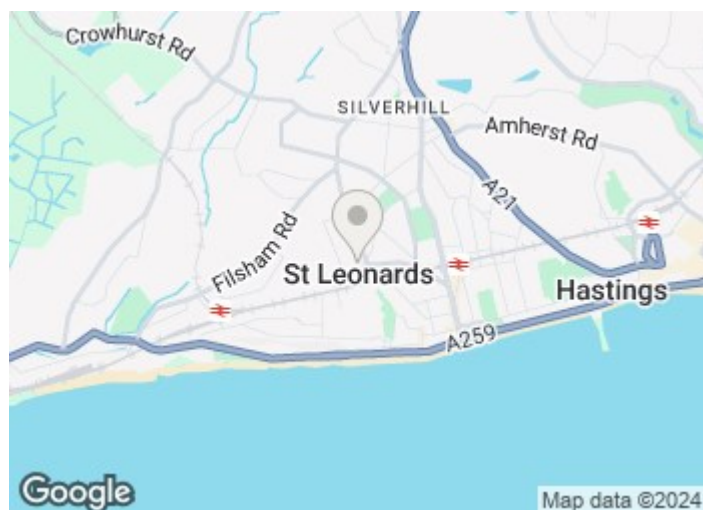
15'0 x 15'0 approx (4.57m x 4.57m approx)

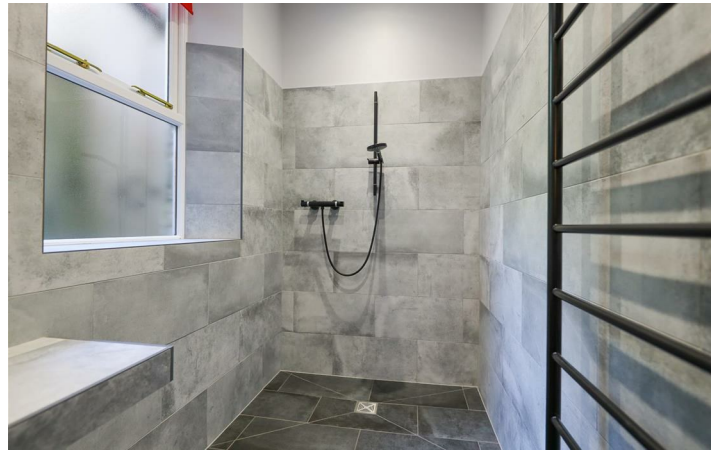
Garage

23'0 x 10'5 max (7.01m x 3.18m max)

Rear Garden

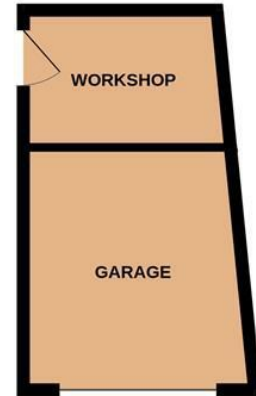
100'0 (30.48m)





Floor Plan

LOWER GROUND FLOOR
1004 sq.ft. (93.3 sq.m.) approx.



TOTAL FLOOR AREA: 1004 sq.ft. (93.3 sq.m.) approx.

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		69	79
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	