



BURGESS & CO.
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Flat 2, 17 Pevensey Road, St. Leonards-On-Sea, TN38 0JY

Offers Over
£170,000 Leasehold – Share
of Freehold



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Burgess & Co are delighted to bring to the market this charming maisonette forming part of this period property in a sought after area of St Leonards On Sea. Ideally located being within walking distance of London Road and the popular Kings Road with their array of shopping facilities, restaurants, bus services and the mainline railway station at St Leonards Warrior Square as well as the seafront. Hastings Town Centre is within 1 mile with further shopping facilities, restaurants and cinema. The accommodation is arranged to provide to the ground floor a private front door leading to a hallway, a living room and a modern fitted kitchen. To the first floor is a bedroom, a bathroom and a separate toilet. Benefits include gas central heating, double glazing throughout and the flat comes with a long Lease. Viewing is essential to not only appreciate the convenient location but all that this property has to offer.

Entrance Hall

With radiator.

Living Room

15'1 x 8'4

With radiator, double glazed bay window to the rear.

Kitchen/Diner

13'6 x 8'7

Comprising matching range of wall & base units, worksurface, tiled splashback, inset stainless steel sink unit, fitted gas hob, fitted oven, integrated microwave, integrated washer/dryer, undercounter fridge/freezer & slimline dishwasher, wall mounted Worcester boiler, space for table & chairs, radiator, double glazed window to the front. Stairs to

First Floor Landing

With two storage cupboards.

Bedroom

15'7 x 7'9

With radiator, inset ceiling spotlights, double glazed bay window to the rear.

Separate W.C

Comprising low level w.c, wash hand basin, radiator.

Bathroom

8'10 x 5'4

Comprising bath with shower over, pedestal wash hand basin, storage cupboard, towel radiator, tiled walls, double glazed frosted window to the front.

NB

There is the remainder of a 999 year Lease from and including 1 March 1976 to include a share of the Freehold. We have been advised that the service charge is £40 pcm. Council tax band: A

