



ESTATE AGENTS

3 Markwick Court, Charles Road, St. Leonards-On-Sea, TN38 0QY

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Offers In Excess Of £175,000

PCM Estate Agents are delighted to present to the market a unique opportunity to secure this PURPOSE BUILT TWO DOUBLE BEDROOMED FLAT located in this incredibly sought-after location directly opposite Markwick Gardens with benefits including gas fired central heating, double glazing, GARAGE, PARKING and GARDEN.

The block is an AGE RESTRICTED property and owners must be aged 55 or over to live in the building. The property offers well-proportioned accommodation located on the FIRST FLOOR of this two storey building. Accommodation offers a PRIVATE ENTRANCE with stairs rising to a SPACIOUS ENTRANCE HALL with LARGE LOUNGE-DINING ROOM, a good sized kitchen, TWO DOUBLE BEDROOMS and a bathroom. The property also has a SHARE OF FREEHOLD and a HEALTHY LENGTH LEASE.

If you are 55 years of age or older then please contact the owners agents now to book your immediate viewing to avoid disappointment.

DOUBLE GLAZED FRONT DOOR

Leading to;

ENTRANCE HALL

Stairs rising to;

FIRST FLOOR

Further hall with loft hatch providing access to loft space, radiator, large built in storage cupboard, coving to ceiling, wall mounted thermostat control for gas fired central heating, wall mounted entry phone system, double glazed window to side aspect, telephone point, door to;

LOUNGE-DINING ROOM

18'3 x 10'7 (5.56m x 3.23m)

Double radiator, coving to ceiling, television point, ample space for dining table, double glazed window o front aspect.

KITCHEN

14'6 x 6'2 (4.42m x 1.88m)

Fitted with a range of eye and base level cupboards and drawers with worksurfaces over, space for gas cooker with fitted cooker hood over, inset one ½ bowl drainer/sink with mixer tap, space and plumbing for washing machine, space for under counter fridge and separate freezer, ample space for bistro style table and chairs, partially wood panelled walls, radiator, double glazed window to rear aspect.

BEDROOM ONE

15'9 x 10'2 (4.80m x 3.10m)

Coving to ceiling, radiator, double glazed window to rear aspect

BEDROOM TWO

14'1 x 11'1 narrowing to 7'4 (4.29m x 3.38m narrowing to 2.24m)

Coving to ceiling, radiator, recessed shelving and cupboards, double glazed window to front aspect.

BATHROOM

Tiled walls, tiled flooring, panelled bath with mixer tap and shower over bath, dual flush low level wc, vanity enclosed wash hand basin with mixer tap and shower over bath, dual flush low level wc, vanity enclosed wash hand basin with mixer tap, chrome ladder style heated towel rail, double glazed obscured glass window to front aspect for privacy.

OUTSIDE

Gated access to pathway leading to the properties private front door.

PRIVATE REAR GARDEN

External access only which is laid to lawn with mature planting beds and ample outside space for the garden enthusiast.

GARAGE

Located in block to the rear of the building with parking in front, up and over door, number 5. Accessed via a slip road between two buildings forming Markwick Court.

COMMUNAL GARDEN

Accessed through the garage/ parking area with a small patio for table and chairs, well-planted and private.

TENURE

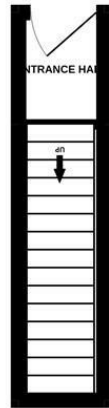
We have been advised by the vendor of the following;
Share of Freehold transferrable with the sale of the property.
Lease: 999 year lease from 24th June 2000
Service Charge: £140 per quarter (£560 per annum)
Ground Rent: Peppercorn
No Pets- unless with written consent
No Sub letting.
Must be aged 55 or older to live in the building.

Council Tax Band: B



GROUND FLOOR

FIRST 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		75	77
(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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

PCM endeavour to maintain accurate depictions of properties in Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection. PCM have not tested any services, appliances, equipment or facilities, and nothing in these details should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise.