



**Ground Floor Flat 102, London Road, St.
Leonards-On-Sea, TN37 6LT**

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Offers In Excess Of £250,000

PCM Estate Agents are delighted to present to the market this NEWLY REFURBISHED TWO BEDROOMED GARDEN FLAT located on this sought-after tree-lined road within BURTON ST LEONARDS benefitting from ALLOCATED PARKING and a PRIVATE GARDEN.

Inside the property has been refurbished to a HIGH STANDARD and offers well-presented accommodation comprising an OPEN PLAN RECEPTION ROOM-KITCHEN, TWO BEDROOMS with built wardrobes and a NEWLY FITTED CONTEMPORARY BATHROOM with walk in shower. The kitchen includes a range of INTEGRATED APPLIANCES including washing machine, dishwasher, fridge freezer, separate drinks refrigerator and also has the benefit of a breakfast bar area, whilst the bathroom has been kitted out with a LARGE MODERN BATHTUB, good sized WALK IN SHOWER with chrome fittings, waterfall style shower head and further hand-held shower attachment.

This GARDEN FLAT will be offered to the market with a NEW LEASE of 999 years. Located within easy walking distance of central St Leonards with the amenities located in Kings Road, Norman Road, St Leonards seafront and Warrior Square train station.

Please call the owners agents now to book your viewing and avoid missing out on this BEAUTIFULLY PRESENTED GARDEN FLAT.

DOUBLE GLAZED FRENCH DOORS

Opening onto;

IMPRESSIVE OPEN PLAN KITCHEN-RECEPTION ROOM

19'2 into bay x 13'3 max (5.84m into bay x 4.04m max)

Light and airy room with direct access onto the private garden via French doors with sash windows either side having made to measure bespoke plantation shutters, good sized storage cupboard housing the boiler, radiator with fitted cover, inset down lights, wall mounted thermostat control for gas fired central heating, fireplace with wooden mantle and inset electric fire. The kitchen area is newly fitted and built with a matching of eye and base level cupboards and drawers with complimentary worksurfaces over and matching upstands, four ring induction hob with Perspex splashback, extractor over and an electric fan assisted oven below, integrated tall fridge freezer and separate drinks refrigerator, integrated washing machine, integrated dishwasher, inset drainer-sink with chrome mixer spray tap, under cupboard lighting, breakfast bar, tiled flooring, combination of inset down lights in the reception area and feature

pendant lighting over the breakfast bar. The kitchen is fitted with plenty of storage in mind.

INNER HALL

Continuation of the wood flooring, radiator with fitted cover, down lights, wall mounted consumer unit for the electrics, door to;

BEDROOM ONE

13'1 x 7'3 (3.99m x 2.21m)

Inset down lights, radiator with fitted cover, built in wardrobes with mirrored sliding doors, three Velux style windows.

BEDROOM TWO

11'4 x 6'5 (3.45m x 1.96m)

Cornicing, built in wardrobes, radiator with fitted radiator cover, double glazed sash style window to front aspect and further sash window to side aspect.

BATHROOM

Modern and comprising a large modern bathtub, good sized walk in shower with chrome fittings, waterfall style shower head and further hand-held shower attachment, low level wc, modern wash hand basin with fitted vanity unit beneath, chrome ladder style radiator, inset down lights, extractor fan for ventilation.

LANDSCAPED GARDEN

Well-planted with a variety of shrubs and colourful plants, flowers, fenced boundaries, laid with pea shingle, plenty of space for bistro style table and chairs, plenty of space to entertain or to sit out and enjoy.

ALLOCATED PARKING

Located at the rear of the building and accessible from Gilbert Road.

TENURE

We have been advised of the following by the vendor:

Lease: 999 years

Maintenance: 25% share of any costs

Ground Rent: £100 per annum.

Sub letting: Yes

Air BnB: Yes

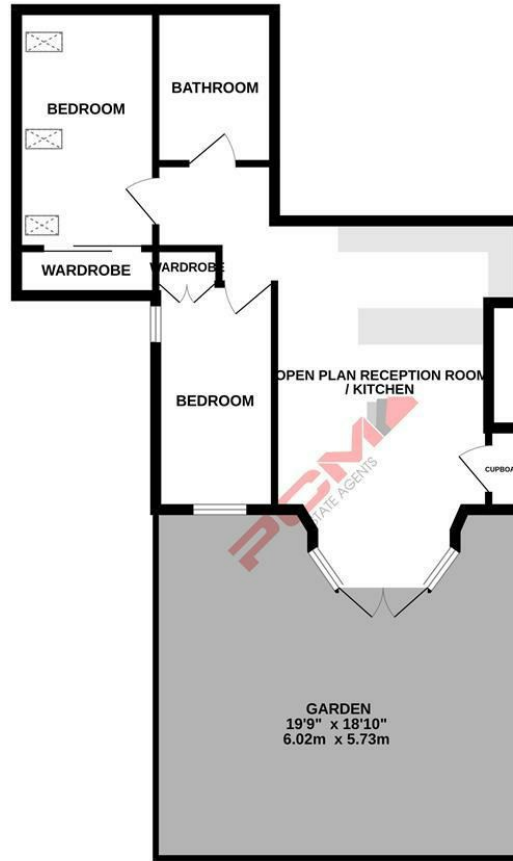
Pets: Yes







GROUND 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
(92 plus) A	Very energy efficient - lower running costs		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G	Not energy efficient - higher running costs		
		71	79
		EU Directive 2002/91/EC	
England & Wales			

Environmental Impact (CO ₂) Rating		Current	Potential
(92 plus) A	Very environmentally friendly - lower CO ₂ emissions		
(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		
		EU Directive 2002/91/EC	
England & Wales			

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.