

ESTATE AGENTS

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**Price £125,000**

PCM Estate Agents are delighted to offer to the market an opportunity to secure this ONE BEDROOM GROUND FLOOR APARTMENT with COURTYARD GARDEN and PRIVATE ENTRANCE, located in this sought after region of St Leonards within easy reach of Hastings Town Centre and Warrior Square, both having mainline railway stations.

The property is offered to the market CHAIN FREE with a lease remaining of approximately 62 years. The property offers accommodation access via its own private entrance comprising entrance hallway, LOUNGE OPEN PLAN TO KITCHEN, ONE DOUBLE BEDROOM, bathroom and to the rear of the property is PRIVATE COURTYARD GARDEN.

Please call now to arrange your appointment to view.

### **PRIVATE FRONT DOOR**

Opening to:

### **ENTRANCE HALLWAY**

Storage cupboards. Door to:

### **HALLWAY**

Radiator.

### **LOUNGE**

15'6 max x 12'5 max (4.72m max x 3.78m max)

Double glazed window to rear aspect, television point, radiator, storage cupboards with space and plumbing for washing machine and also housing wall mounted boiler. Open plan to:

### **KITCHEN**

Comprising a range of eye and base level units with work surfaces, four ring gas hob with extractor above and electric oven below, stainless steel inset sink with mixer tap, door providing access to courtyard.

### **BEDROOM**

Double glazed bay window to front aspect, radiator.

### **BATHROOM**

Panelled bath with mixer tap and shower attachment, wc, wash hand basin, part tiled walls, tiled flooring.

### **REAR COURTYARD**

Private and secluded rear courtyard garden, decked area considered ideal for seating and entertaining, storage area.

### **FRONT GARDEN**

Area of front garden which is block paved, however there is no dropped curb.

### **TENURE**

We have been advised by the vendor of the following:

Lease- 62 years remaining.

Ground Rent - £100 per annum approximately

Maintenance - £1476.60 per annum approximately

Lease Extension Cost: £5000 approximately

Cost of Purchasing Share of Freehold and Including a Lease Extension:

£15,000 approximately.

Pets: Yes

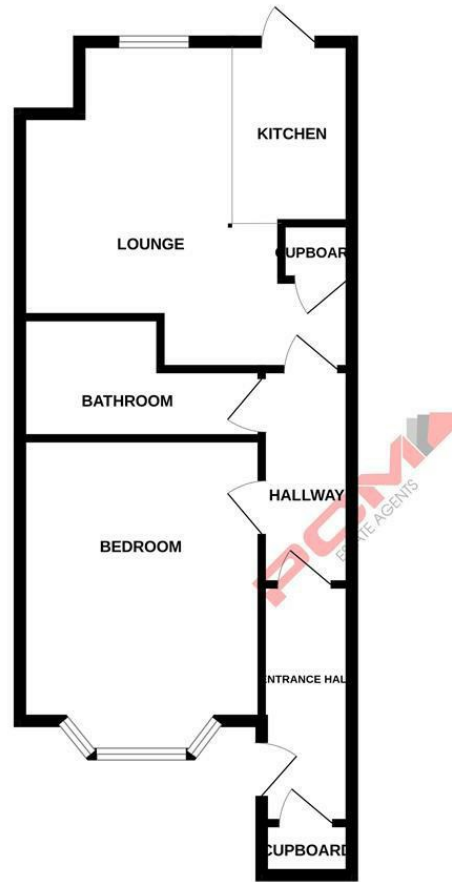
Air BnB: Unknown

Letting: Yes

Council Tax Band: A



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
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		71	77
	EU Directive 2002/91/EC		

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