



ESTATE AGENTS

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**Price £199,950**



PCM Estate Agents are delighted to present to the market an opportunity to secure this GROUND FLOOR TWO DOUBLE BEDROOM SPACIOUS GARDEN APARTMENT. Conveniently located in the sought-after region of St Leonards, close to a number of local amenities and considered to be within walking distance of central St Leonards, Warrior Square train station, seafront and promenade.

Inside, the property offers well-appointed accommodation comprising a spacious LOUNGE-DINING ROOM, MODERN KITCHEN, TWO LARGE DOUBLE BEDROOMS and a MODERN FAMILY BATHROOM. The property further benefits from an ENCLOSED PRIVATE GARDEN which is arranged with a decked patio allowing for ample outside space to sit out and enjoy the finer weather.

The property is being sold with an EXTENDED LEASE and with benefits including gas fired central heating and double glazing. Please call the owners agents now to book your viewing to avoid disappointment.

#### **COMMUNAL FRONT DOOR**

Leading to:

#### **COMMUNAL ENTRANCE HALL**

Private front door to:

#### **ENTRANCE HALL**

Double glazed door opening onto the private garden and further access to an:

#### **INNER LOBBY**

Which leads to the second bedroom, bathroom and an archway leading to:

#### **KITCHEN**

11'1 x 5'5 (3.38m x 1.65m)

Part tiled walls, tiled flooring, fitted with a matching range of eye and base level cupboards and drawers with worksurfaces over, space for gas cooker, inset one & ½ bowl drainer-sink unit with mixer tap, space for tall fridge freezer, space and plumbing for washing machine, double glazed window to side aspect and door to:

#### **LOUNGE-DINING ROOM**

14'1 x 11' (4.29m x 3.35m)

Double glazed window to rear aspect with views onto the private garden, double radiator, coving to ceiling, television point, archway through to:

#### **FURTHER INNER LOBBY**

Storage area, door to:

#### **BEDROOM ONE**

17'2 max x 10'3 (5.23m max x 3.12m)

Period fireplace, cupboard concealed wall mounted boiler, radiator, double glazed window to front aspect.

#### **BEDROOM TWO**

13'4 x 10'2 (4.06m x 3.10m)

Period feature fireplace, radiator, double glazed window to front aspect. Additional space of 6'9 x 6'1 serving as a walk through to the main bedroom, with radiator and a recessed area with hanging rail.

#### **BATHROOM**

Panelled bath with electric shower over bath, vanity enclosed wash hand basin with mixer tap, dual flush low level wc, part tiled walls, radiator, double glazed obscured glass window to rear aspect.

#### **GARDEN**

Private with a decked patio area which wraps around a section of pea beach, built in storage and fenced boundaries.

#### **TENURE**

We have been advised of the following by our vendor:

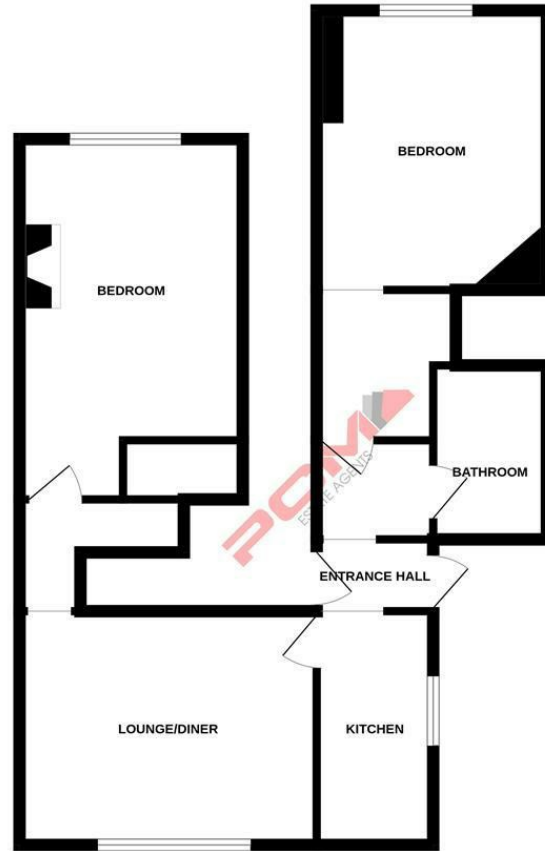
Lease: Extended

Maintenance:

Ground Rent:

Council Tax Band: A





TOTAL FLOOR AREA : 702 sq.ft. (65.2 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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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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		